

EXHIBIT A

PROPERTY DESCRIPTION
FOR PARCEL 12-1
(RIGHT-OF-WAY PARCEL)

A 0.1749 of an acre (7,620 square feet) tract of land out of that 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 executed on January 15, 2015 from Klein Lane Investment Corporation, also known as Klein Investments Corporation, recorded in Document No. 2015001685, situated in the Sarah DeWitt Survey No. 48, Abstract 103, of the City of New Braunfels, Guadalupe County, Texas. Said 0.1749 of an acre tract being more fully described as follows:

COMMENCING at a point at the south corner of said Lot 3, on the northeast line of a called 13.559 acre tract of land described in a deed recorded in Volume 1481, Page 303 of the Official Records of Guadalupe County, Texas, the west corner of a called 6.148 acre tract described in a deed recorded in Volume 1158, Page 192 of the Official Records of Guadalupe County, Texas;

THENCE, North 41°33'41" West, along and with the common line of said Lot 3 and said 13.559 acre tract, 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 12-1. Said point having surface coordinates of N 13,791,692.72 and E 2,255,884.86;

- (1) THENCE, North 41°33'41" West, along and with said common line, a distance of 21.95 feet to a found 5/8 inch iron rod on the existing southeast right-of-way line of W Klein Rd (variable width right-of-way);
- (2) THENCE, North 44°37'39" East, along and with the existing southeast right-of-way line of W Klein Rd, a distance of 414.51 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" west corner of a called 0.772 acre tract, Lot 3, Block 1, of the Moeller Subdivision, recorded in Volume 5, Page 113A of the Plat Records of Guadalupe County, Texas;
- (3) THENCE, South 41°24'52" East, departing the existing southeast right-of-way line of W Klein Rd, along and with the common line of said 5.600 acre tract and said Lot 3, a distance of 16.47 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson"

THENCE, departing the common line of said 5.600 acre tract and said 2.832 acre tract, along and with the proposed right-of-way line of W Klein Rd, over and across said 5.600 acre tract,

- (4) South 44°16'55" West, a distance of 197.53 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" to a point of curvature;

EXHIBIT A

- (5) Southwesterly, along a tangent curve to the left, said curve having a radius of 2945.00 feet, a central angle of $00^{\circ}52'20''$, a chord bearing and distance of South $43^{\circ}50'46''$ West, 44.83 feet, an arc length of 44.83 feet to a set $\frac{1}{2}$ inch iron rod with yellow cap marked "Pape-Dawson" for an angle point;
- (6) South $43^{\circ}24'36''$ West, a distance of 172.53 feet to the POINT OF BEGINNING and containing 0.1749 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 12 - Part 1.docx

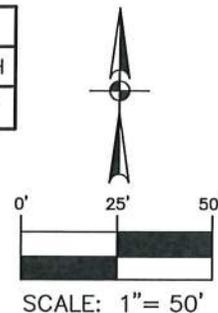


A handwritten signature in blue ink, appearing to be "Eric J. Snell", written over the bottom right portion of the professional seal.

EXHIBIT "B"

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	2945.00'	0°52'20"	S43°50'46"W	44.83'	44.83'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N41°33'41"W	21.95'



10.311 ACRE
FIRST CHURCH OF NAZARENE
VOLUME 2287, PAGE 808, OR
01/24/2008

SARAH DEWITT
SURVEY NO. 48
ABSTRACT 103

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

LOT 3, BLOCK 1
MOELLER SUBDIVISION,
UNIT TWO
VOLUME 5, PAGE 113A, PR

PARENT TRACT
CALCULATED 4.828 ACRES
REMAINDER OF 5.600 ACRES
CHAR MAR LIMITED PARTNERSHIP
FROM KLEIN LANE INVESTMENT
CORPORATION, A/K/A KLEIN
INVESTMENTS CORP.
DOCUMENT NO. 2015001685, OR
01/15/2015

6.148 ACRES
DARRELL W. MOELLER
VOLUME 1158, PAGE 192, OR
04/28/1995

(D) 0.198 OF AN ACRE
RIGHT-OF-WAY DEDICATION
VOLUME 5, PAGE 113A, PR

- 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.

13.559 ACRES
CALVARY BAPTIST CHURCH OF NEW
BRAUNFELS, TEXAS, A TEXAS
NON-PROFIT CORPORATION
VOLUME 1481, PAGES 303-306, OR
09/30/1999

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

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



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBLS 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
12-1	4.828	0.1749 (7,620)	103	N/A	4.6531 LT

PARCEL PLAT SHOWING
PARCEL 12-1 (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

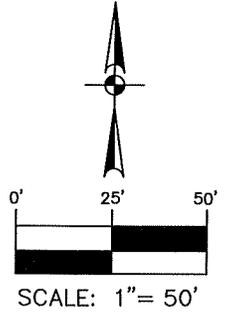
Date: Aug 27, 2020, 1:35pm User ID: vretana File: N:\Transpo\Civil\510330-03\dwg\Parcels\Parcel 12-Part 1.dwg

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
- ⊕ WV WATER VALVE
- ⊕ GV GAS VALVE COVER
- ⊕ GV GAS VALVE
- ⊕ WM WATER METER
- ⊕ ICV IRRIGATION CONTROL VALVE
- G GAS LINE
- OH E OVERHEAD UTILITY

LINE TABLE		
LINE	BEARING	LENGTH
L2	S41°24'52"E	16.47'



SARAH DEWITT
SURVEY NO. 48
ABSTRACT 103

10.311 ACRE
FIRST CHURCH OF NAZARENE
VOLUME 2267, PAGE 608, OR
01/24/2006

EXISTING R.O.W.
W KLEIN RD
(VARIABLE WIDTH R.O.W.)
INFORMATION FOR R.O.W. FOUND)

25' BUILDING
SETBACK LINE
VOLUME 6,
PAGE 130, PR

20' UTILITY
EASEMENT
VOLUME 6,
PAGE 130, PR

10' UTILITY EASEMENT
VOLUME 6, PAGE 130, PR

0.772 ACRES
LOT 3, BLOCK 1
2.832 ACRES, TRACT 17
(LOTS 1R, 2R, & 3)
JUNIPER VENTURES OF
TEXAS, LLC, A TEXAS
LIMITED LIABILITY
COMPANY
DOCUMENT NO.
201899027864, OR
12/05/2018

1.251 ACRES
LOT 1R, BLOCK 1
MOELLER SUBDIVISION
VOLUME 6, PAGE 130, PR

MOELLER SUBDIVISION
VOLUME 5, PAGE 113A, PR

PARENT TRACT
CALCULATED 4.828 ACRES
REMAINDER OF 5.600 ACRES
CHAR MAR LIMITED PARTNERSHIP
FROM KLEIN LANE INVESTMENT
CORPORATION, A/K/A KLEIN
INVESTMENTS CORP.
DOCUMENT NO. 2015001685, OR
01/15/2015

LOT 3, BLOCK 1
MOELLER SUBDIVISION,
UNIT TWO
VOLUME 5, PAGE 113A, PR

12-1

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

MATCH LINE PAGE 1 OF 2



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

PARCEL PLAT SHOWING PARCEL 12-1 (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

Date: Aug 27, 2020, 1:35pm User ID: vretana File: N:\Transpo\Civil\51030-03\dwg\Parcels\Parcel 12-Part 1.dwg

EXHIBIT A

PROPERTY DESCRIPTION
FOR PARCEL 12-2
(EASEMENT PARCEL)

A 0.1429 of an acre (6,223 square feet) tract of land out of that calculated 4.828 acre tract remainder of Lot 3, Block 1, Moeller Subdivision Unit Two recorded in Volume 5, Page 113A of the Plat Records of Guadalupe County, Texas, described in deed to Char Mar Limited Partnership recorded in Document No. 2015001685, situated in the Sarah DeWitt Survey No. 48, Abstract 103, of the City of New Braunfels, Guadalupe County, Texas. Said 0.1429 of an acre tract being more fully described as follows:

COMMENCING at a found 3/8 inch iron rod at the south corner of said Lot 3, on the northeast line of a called 13.559 acre tract of land described in a deed recorded in Volume 1481, Page 303 of the Official Records of Guadalupe County, Texas, the west corner of a called 6.148 acre tract described in a deed recorded in Volume 1158, Page 192 of the Official Records of Guadalupe County, Texas;

THENCE, North 41°33'41" West, along and with the common line of said Lot 3 and said 13.559 acre tract, a distance of 450.44 feet to the POINT OF BEGINNING of the herein described Parcel 12-2. Said point having surface coordinates of N 13,791,681.47 and E 2,255,894.86;

- (1) THENCE, North 41°33'41" West, along and with the common line of said Lot 3 and said 13.559 acre tract, a distance of 15.06 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;

THENCE, departing said common line, over and across said Lot 3, along and with the proposed southeast right-of-way line of W Klein Rd, the following courses and distances:

- (2) North 43°24'36" East, a distance of 172.53 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" at a point of curvature;
- (3) Northeasterly, along a tangent curve to the left, said curve having a radius of 2945.00 feet, a central angle of 00°52'20", a chord bearing and distance of North 43°50'46" East, 44.83 feet, an arc length of 44.83 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" to a point;
- (4) North 44°16'55" East, a distance of 197.53 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" on the southwest line of a called 0.772 acre tract, Lot 3, Block 1, of the Moeller Subdivision, recorded in Volume 5, Page 113A of the Plat Records of Guadalupe County, Texas and the northeast line of said 5.600;
- (5) THENCE, South 41°24'52" East, along and with the common line of said 5.600 acre tract and said Lot 3, a distance of 15.04 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson";

EXHIBIT A

THENCE, departing the common line of said 5.600 acre tract and said 2.832 acre tract, over and across said 5.600 acre tract, the following bearings and distances;

- (6) South 44°16'55" West, a distance of 196.40 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" at a point of curvature;
- (7) Southwesterly, along a tangent curve to the left, said curve having a radius of 2930.00 feet, a central angle of 00°52'20", a chord bearing and distance of South 43°50'46" West, 44.60 feet, a arc length of 44.60 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" on the southwest line of a 2.832 acre tract, Tract 17 described in deed to Juniper Ventures of Texas, LLC a Texas Limited Liability Company recorded in Document No. 201899027664 of the Official Records of Guadalupe County, Texas and the northeast line of said 4.828 acre tract;
- (8) South 41°24'52" East, along and with said common line, a distance of 15.04 feet to the POINT OF BEGINNING and containing 0.1429 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.

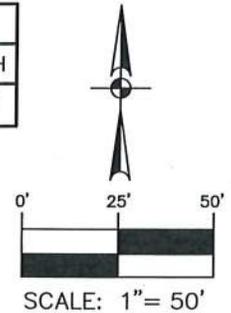
PREPARED BY: Pape-Dawson Engineers, Inc., TBPLS #10028800
2000 NW Loop 410, San Antonio, Texas, 78213
210-375-9000
ORIGINAL DATE: August 26, 2020
JOB NO. 51030-03
DOC. ID. N:\Transpo\Civil\51030-03\Word\Parcel 12 - Part 2.docx



EXHIBIT "B"

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C2	2945.00'	0°52'20"	N43°50'46"E	44.83'	44.83'
C3	2930.00'	0°52'20"	S43°50'46"W	44.60'	44.60'

LINE TABLE		
LINE	BEARING	LENGTH
L4	N41°33'41"W	15.06'



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

SARAH DEWITT
SURVEY NO. 48
ABSTRACT 103

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

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

PORTION OF
LOT 3, BLOCK 1
MOELLER SUBDIVISION,
UNIT TWO
VOLUME 5, PAGE 113A, PR

PARENT TRACT
CALCULATED 4.828 ACRES
REMAINDER OF 5.600 ACRES
CHAR MAR LIMITED PARTNERSHIP
FROM KLEIN LANE INVESTMENT
CORPORATION, A/K/A KLEIN
INVESTMENTS CORP.
DOCUMENT NO. 2015001685, OR
01/15/2015

6.148 ACRES
DARRELL W. MOELLER
VOLUME 1158, PAGE 192, OR
04/28/1995

(D) 0.198 OF AN ACRE
RIGHT-OF-WAY DEDICATION
VOLUME 5, PAGE 113A, PR

13.559 ACRES
CALVARY BAPTIST CHURCH OF NEW
BRAUNFELS, TEXAS, A TEXAS
NON-PROFIT CORPORATION
VOLUME 1481, PAGES 303-306, OR
09/30/1999

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

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.

REVISION DATE		DESCRIPTION			BY
PARCEL NO.	DEED ACREAGE	ACQUIRED ACRES (SQ. FT.)	ABSTRACT	ACQ. ACRES (SQ. FT.) IN ORIGINAL SURVEY	REMAINDER ACREAGE
12-2	4.828	0.1429 (6, 223	103	N/A	

PARCEL PLAT SHOWING
PARCEL 12-2 (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



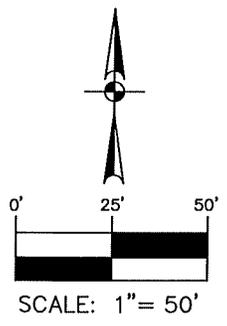
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

EXHIBIT "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
- GAS VALVE COVER
- GV GAS VALVE
- WM WATER METER
- ICV IRRIGATION CONTROL VALVE
- G GAS LINE
- OH E OVERHEAD UTILITY

LINE TABLE		
LINE	BEARING	LENGTH
L3	S41°24'52"E	15.04'



SARAH DEWITT
SURVEY NO. 48
ABSTRACT 103

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

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

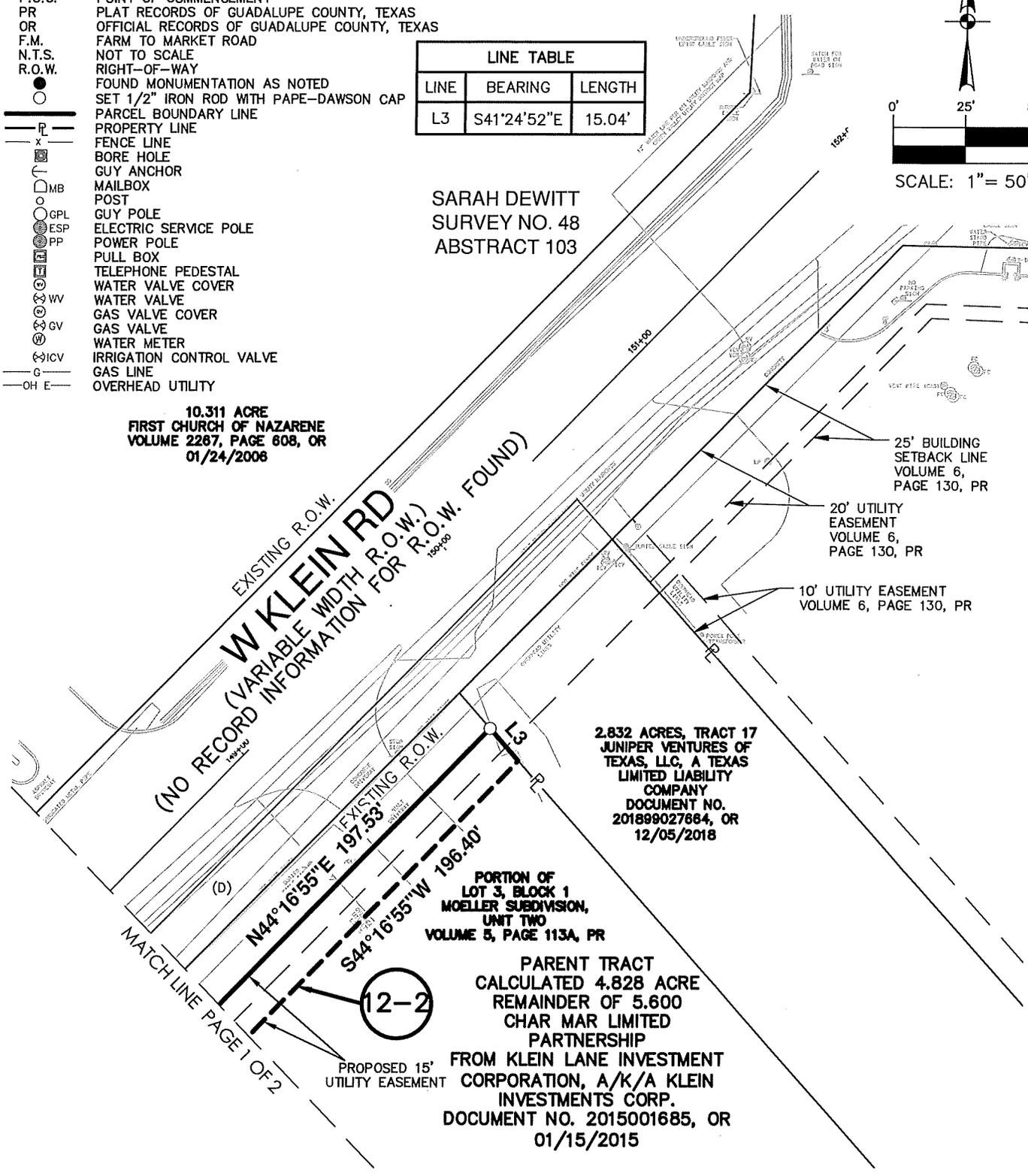
2.832 ACRES, TRACT 17
JUNIPER VENTURES OF
TEXAS, L.L.C, A TEXAS
LIMITED LIABILITY
COMPANY
DOCUMENT NO.
201899027864, OR
12/05/2018

PORTION OF
LOT 3, BLOCK 1
MOELLER SUBDIVISION,
UNIT TWO
VOLUME 5, PAGE 113A, PR

PARENT TRACT
CALCULATED 4.828 ACRE
REMAINDER OF 5.600
CHAR MAR LIMITED
PARTNERSHIP
FROM KLEIN LANE INVESTMENT
CORPORATION, A/K/A KLEIN
INVESTMENTS CORP.
DOCUMENT NO. 2015001685, OR
01/15/2015

12-2

PROPOSED 15'
UTILITY EASEMENT



Date: Aug 27, 2020, 1:42pm User ID: vretana
File: N:\Transpa\Civil\51030-03\dwg\Parcels\Parcel 12-Part 2.dwg



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 12-2 (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



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

August 31, 2020

Char Mar Limited Partnership DBA Circus Bingo
PO Box 310339
New Braunfels, TX 78131-0339

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.

Property Address/Location:

145 W Klein Rd
New Braunfels, TX 78130
LOT 3 PT OF BLK 1 ADDN MOELLER #2 4.8280 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

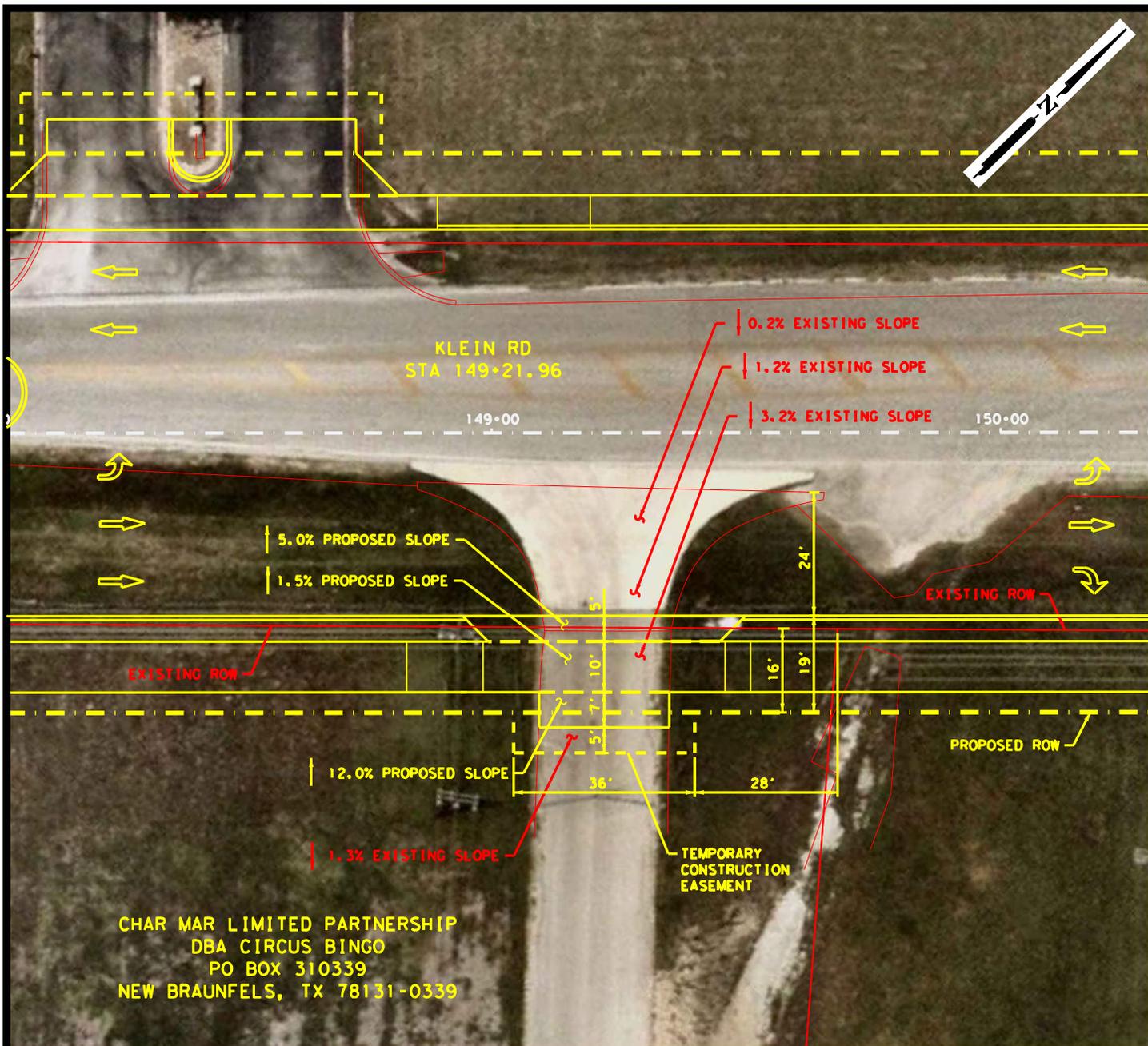
Date

Property Address/Location:

145 W Klein Rd
New Braunfels, TX 78130
LOT 3 PT OF BLK 1 ADDN MOELLER #2 4.8280 AC

Owner and Address:

Char Mar Limited Partnership DBA Circus Bingo
PO Box 310339
New Braunfels, TX 78131-0339



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				
145 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'			