

EXHIBIT A

PROPERTY DESCRIPTION  
FOR PARCEL 8  
(RIGHT-OF-WAY PARCEL)

A 0.2101 of an acre (9,150 square feet) tract of land out of that Variable Width Drainage Right-of-Way, Dove Crossing Subdivision – Unit 1, recorded in Volume 6, Page 319 of the Plat Records of Guadalupe County, Texas, being a portion of a called 28.481 acre tract executed on March 7, 2001 from Klein Road, Ltd., a Texas limited partnership to Continental Homes of Texas, L.P., described in deed recorded in Volume 1582, Page 373 of the Official Records of Guadalupe County, Texas, situated in the Sarah DeWitt Survey No. 48, Abstract 103, City of New Braunfels, Guadalupe County, Texas. Said 0.2101 of an acre tract being more fully described as follows:

COMMENCING at found ½ inch iron rod with cap on the west corner of Lot 1, Block 1, said Dove Crossing Subdivision – Unit 1, the west corner of a called 34,861 square-foot drainage easement, said Dove Crossing Subdivision – Unit 1;

THENCE, South 43°37'05" East, along and with the common line of said 34,861 square-foot Drainage Easement and said Variable Width Drainage Right-of-Way, a distance of 178.18 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" on the proposed northwest right-of-way line of W Klein Rd and the POINT OF BEGINNING of the herein described Parcel 8. Said point having surface coordinates of N 13,791,213.49 and E 2,255,246.83;

- (1) THENCE, South 43°37'05" East, continuing along said common line, a distance of 25.23 feet to a point on the east corner of said Variable Width Drainage Right-of-Way, the south corner of said 34,861 square-foot Drainage Easement, on the existing northwest right-of-way line of W Klein Rd (variable width right-of-way), from which a found iron rod with cap bears South 43°37'05" East, a distance of 0.40 feet;
- (2) THENCE, South 44°16'55" West, along and with said existing northwest right-of-way line, a distance of 361.33 feet to a found iron rod with cap marked "MBC" on the south corner of said Variable Width Drainage Right-of-Way, the east corner of Lot 1, Block 9, Dove Crossing Subdivision, Unit 8, recorded in Volume 7, Page 89 of said Plat Records;
- (3) THENCE, North 48°02'45" West, along and with the common line of said Variable Width Drainage Right-of-Way, and said Lot 1, Block 9, a distance of 25.32 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" on the proposed right-of-way line of W Klein Rd;

EXHIBIT A

- (4) THENCE, North 44°17'49" East, departing said common line, over and across said Variable Width Drainage Right-of-Way, along and with the proposed right-of-way line of W Klein Rd, a distance of 363.28 feet to the POINT OF BEGINNING and containing 0.2101 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  
DATE: August 26, 2020  
JOB NO. 51030-03  
DOC. ID. N:\Transpo\Civil\51030-03\Word\Parcel 8.docx



**NOTES:**

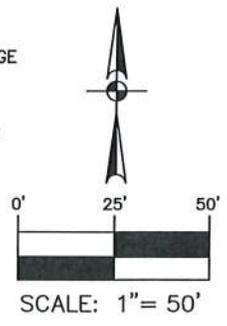
- ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET WITH A SURFACE ADJUSTMENT FACTOR OF 1.00012 APPLIED.
- A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

**LEGEND:**

- 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
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R.O.W. RIGHT-OF-WAY
- FOUND MONUMENTATION AS NOTED
- SET 1/2" IRON ROD WITH PAPE-DAWSON CAP
- PARCEL BOUNDARY LINE
- PROPERTY LINE
- FENCE LINE
- BORE HOLE
- GUY ANCHOR
- MAILBOX
- POST
- GUY POLE
- ESP ELECTRIC SERVICE POLE
- PP POWER POLE
- PULL BOX
- TELEPHONE PEDESTAL
- WATER VALVE COVER
- WW WATER VALVE
- GV GAS VALVE COVER
- GV GAS VALVE
- WM WATER METER
- ICV IRRIGATION CONTROL VALVE
- G GAS LINE
- OH E OVERHEAD UTILITY

EXHIBIT "B"  
P.O.C.  
FD. I.R. W/CAP

34,861 SQUARE FT DRAINAGE EASEMENT DOVE CROSSING SUBDIVISION-UNIT 1 VOLUME 6, PAGE 319, PR



SARAH DEWITT  
SURVEY NO. 48  
ABSTRACT 103

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

PARENT TRACT  
VARIABLE WIDTH DRAINAGE RIGHT-OF-WAY  
DOVE CROSSING SUBDIVISION-UNIT 1  
VOLUME 6, PAGE 319, PR  
PORTION OF A 28.481 ACRE TRACT  
CONTINENTAL HOMES OF TEXAS, L.P.  
FROM KLEIN ROAD, LTD., A TEXAS LIMITED  
PARTNERSHIP  
VOLUME 1582, PAGE 373, OR  
03/07/2001

P.O.B.



LINE TABLE		
LINE	BEARING	LENGTH
L1	S43°37'05"E	25.23'
L2	N48°02'45"W	25.32'

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

100' UTILITY EASEMENT VOLUME 6, PAGE 319, DPR

8

LOT 2 BLOCK 9

LOT 1 BLOCK 9

DOVE CROSSING SUBDIVISION-UNIT 8 VOLUME 7, PAGE 89, PR

FD. I.R. W/CAP MARKED "MBC"

N44°17'49"E 363.28'  
S44°16'55"W 361.33'

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

13.559 ACRES  
CALVARY BAPTIST CHURCH OF NEW BRAUNFELS, TEXAS, A TEXAS NON-PROFIT CORPORATION  
VOLUME 1481, PAGE 303, OR 09/30/1999  
PORTION OF 15' WATER EASEMENT GREEN VALLEY WATER SUPPLY CORPORATION VOLUME 590, PAGE 233, DR

REVISION DATE		DESCRIPTION			BY
PARCEL NO.	DEED ACREAGE	ACQUIRED ACRES (SQ. FT.)	ABSTRACT	ACQ. ACRES (SQ. FT.) IN ORIGINAL SURVEY	REMAINDER ACREAGE
8	8.122	0.2101 (9,150)	103	N/A	7.912

PARCEL PLAT SHOWING  
**PARCEL 8 (R.O.W. PARCEL)**

CITY	COUNTY	STATE	ORIGINAL DATE	ROAD NAME
NEW BRAUNFELS	GUADALUPE	TEXAS	AUGUST 26 2020	W KLEIN RD
				PAGE NO.
				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

Continental Homes of Texas, L.P.  
1341 Horton Circle  
Arlington, TX 76011-4310

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

Robert Daigle, Vice President

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:

Variable Width Drainage Right-of-Way  
New Braunfels, TX 78130  
DRAINAGE ROW OUT OF 150.236AC W H PATE/S DEWITT SURV



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

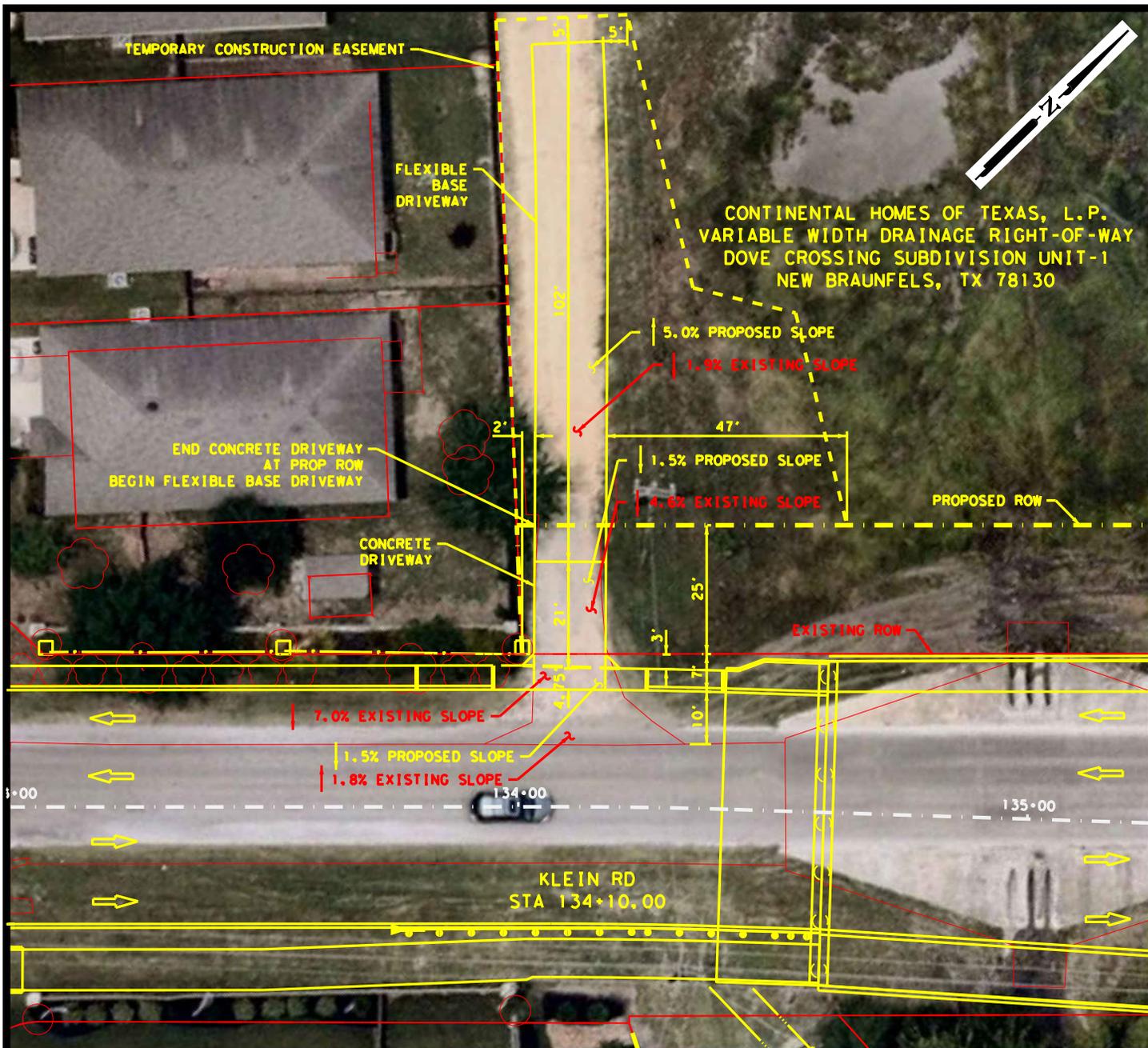
\_\_\_\_\_  
Date

Property Address/Location:

Variable Width Drainage Right-of-Way  
New Braunfels, TX 78130  
DRAINAGE ROW OUT OF 150.236AC W H PATE/S DEWITT SURV

Owner and Address:

Continental Homes of Texas, L.P.  
1341 Horton Circle  
Arlington, TX 76011-4310



**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

**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

**TEMPORARY CONSTRUCTION EASEMENT  
 VAR. WIDTH DRAINAGE ROW 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'			