

EXHIBIT A

PROPERTY DESCRIPTION
FOR PARCEL 14
(RIGHT-OF-WAY PARCEL)

A 0.0072 of an acre (312 square feet) tract of land out of that calculated 0.3553 of an acre tract Lot 1, Block 1, Whispering Valley Unit One recorded in Volume 4, Page 176 of the Plat Records of Guadalupe County, Texas. Said 0.3553 of an acre tract described in a deed executed June 10, 1997 from Benito Aguirre Sr. and Wife Augustina Perez Aguirre, to Ricky P. Aguirre and Nelly Correa Aguirre, recorded in Volume 1274, Pages 672-674 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 0.0072 of an acre tract being more fully described as follows:

COMMENCING at a found iron rod with cap marked "Westar" on the northeast right-of-way line of Quail Ridge Drive, a 50-footwide right-of-way, recorded in Volume 4, Page 176, the south corner of Lot 2 said Block 1 and the west corner of said Lot 1;

THENCE, South 48°07'10" East, along and with the common line of said Lot 1 and said Quail Ridge Drive, a distance of 75.00 feet to set ½ inch iron rod with yellow cap marked "Pape-Dawson" and the POINT OF BEGINNING of the herein described Parcel 14. Said point having surface coordinates of N 13,790,505.75 and E 2,254,556.72;

- (1) THENCE, South 88°06'39" East departing said common line, over and across said Lot 1, a distance of 36.11 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" on the northwest right-of-way line of W Klein Rd, a variable width right-of-way, and the southeast line of said Lot 1, from which a found iron rod with cap marked "TRI County" at the east corner of said Lot 1 bears North 44°20'28" East, a distance of 125.07 feet;
- (2) THENCE, South 44°20'28" West, along and with said common line, a distance of 25.00 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" at the intersection of the northwest right-of-way line of said W Klein Rd and the southeast right-of-way line of Quail Ridge Drive, for the south corner of said Lot 1;
- (3) THENCE, North 44°16'55" West, departing said W Klein Rd, along and with said common line of said Lot 1 and said Quail Ridge Drive, a distance of 25.00 feet to the POINT OF BEGINNING and containing 0.0072 acres in the City of New Braunfels, Guadalupe County, Texas.

Parcel 14
Original: August 26, 2020

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: August 26, 2020

JOB NO. 51030-03

DOC. ID. N:\Transpo\Civil\51030-03\Word\Parcel 14.docx



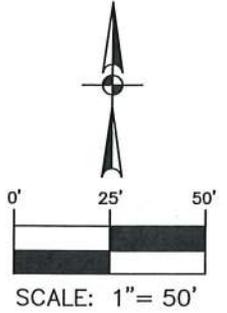
LEGEND:

- 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
- x — 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
- ⊞ WW WATER VALVE
- ⊞ GV GAS VALVE COVER
- ⊞ GV GAS VALVE
- ⊞ WM WATER METER
- ⊞ ICV IRRIGATION CONTROL VALVE
- G — GAS LINE
- OH E — OVERHEAD UTILITY

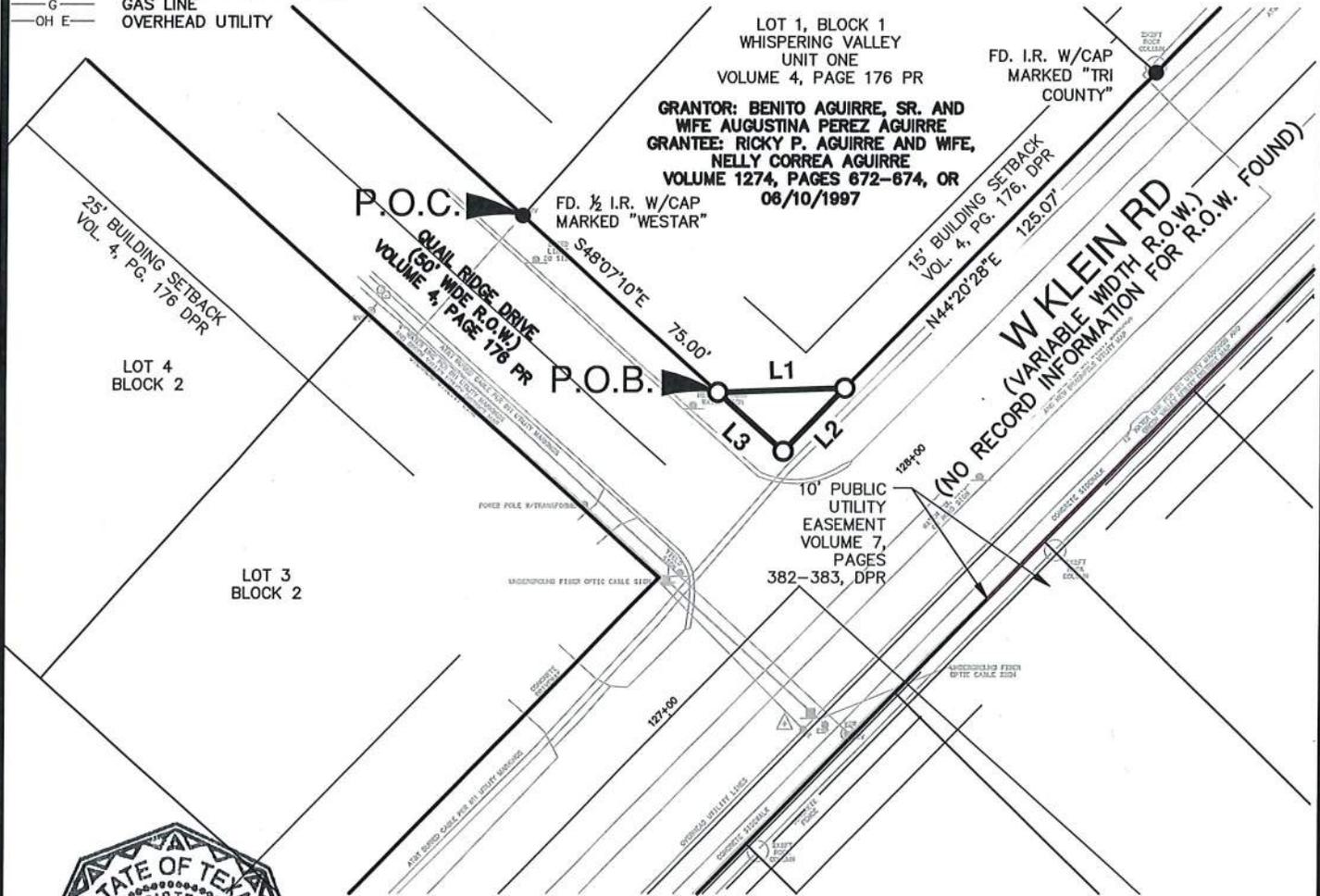
EXHIBIT "B"

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	N88°06'39"E	36.11'
L2	S44°20'28"W	25.00'
L3	N48°07'10"W	25.00'



LOT 1, BLOCK 1
WHISPERING VALLEY
UNIT ONE
VOLUME 4, PAGE 176 PR
GRANTOR: BENITO AGUIRRE, SR. AND
WIFE AUGUSTINA PEREZ AGUIRRE
GRANTEE: RICKY P. AGUIRRE AND WIFE,
NELLY CORREA AGUIRRE
VOLUME 1274, PAGES 672-674, OR
08/10/1997

FD. I.R. W/CAP
MARKED "TRI
COUNTY"

P.O.C.
QUAL RIDGE DRIVE
(50' WIDE R.O.W.)
VOLUME 4, PAGE 176 PR

FD. 1/2 I.R. W/CAP
MARKED "WESTAR"

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

10' PUBLIC
UTILITY
EASEMENT
VOLUME 7,
PAGES
382-383, DPR



**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	
14	0.3553	0.0072 (312)	103	N/A	0.3481 LT	

**PARCEL PLAT SHOWING
PARCEL 14 (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