

Guadalupe County
West Klein Road
Parcel 9-1
Original: August 26 2020
Revision: May 19, 2021

EXHIBIT A

PROPERTY DESCRIPTION FOR PARCEL 9-1 (RIGHT-OF-WAY PARCEL)

A 0.9201 of an acre (40,082 square feet) tract of land out of a called 13.559 acre tract of land described in a deed executed on September 30, 1999 from Calvary Baptist Church, an unincorporated association to Calvary Baptist Church of New Braunfels, Texas, a Texas non-profit corporation, recorded in Volume 1481, Page 303 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 0.9201 of an acre tract being more fully described as follows:

COMMENCING at a 3/8 inch iron rod at the south corner of a 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 recorded in Document No. 2015001685 of the Official Records of Guadalupe County, Texas, on the northeast line of said 13.559 acre tract, and from which a found 3/8 inch iron rod bears South 55°22'56" East, a distance of 0.67 feet;

THENCE, North 41°33'41" West, along and with the common line of said 13.559 acre tract and said Lot 3, 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 9-1. Said point having surface coordinates of N: 13,791,692.72 and E: 2,255,884.86;

THENCE, departing said common line, along and with the proposed southeast right-of-way line of W Klein Rd, over and across said 13.559 acre tract, the following courses and distances:

- (1) South 43°24'36" West, a distance of 184.82 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" at a point of curvature;
- (2) Southwesterly, along a tangent curve to the right, said curve having a radius of 3055.00 feet, a central angle of 00°53'23", a chord bearing and distance of South 43°51'17" West, 47.44 feet, and an arc length of 47.44 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" at a point of tangency;
- (3) South 44°17'59" West, a distance of 830.52 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" on the common line of said 13.559 acre tract and a called 5.739 acre tract of land described in a deed recorded in Document No. 2017022743 of the Official Public Records of Guadalupe County, Texas;
- (4) THENCE, North 87°40'06" West, departing the proposed southeast right-of-way line W Klein Rd, along and with the common line of said 5.739 acre tract and said 13.559 acre tract, a distance of 38.70 feet to found ½ inch iron rod with cap marked "MBC"

Parcel 9-1
Original: August 26 2020
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EXHIBIT A

on the existing southeast right-of-way line of W Klein Rd (variable width right-of-way);

THENCE, along and with the existing southeast right-of-way line of W Klein Rd, the following courses and distances:

- (5) North 44°09'53" East, a distance of 279.95 feet to a found iron rod with cap marked "MBC";
- (6) North 02°27'27" West, a distance of 14.69 feet to a found iron rod with cap marked "MBC";
- (7) North 44°16'00" East, a distance of 801.33 feet to a found ½ inch iron rod at the north corner of said 13.559 acre tract;
- (8) THENCE, South 41°33'41" East, passing at a distance of 15.51 feet, a found 5/8 inch iron rod at the west corner of said Lot 3, continuing for a total distance of 37.46 feet to the POINT OF BEGINNING and containing 0.9201 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.

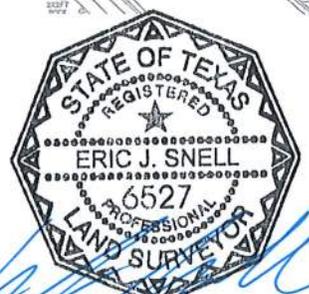
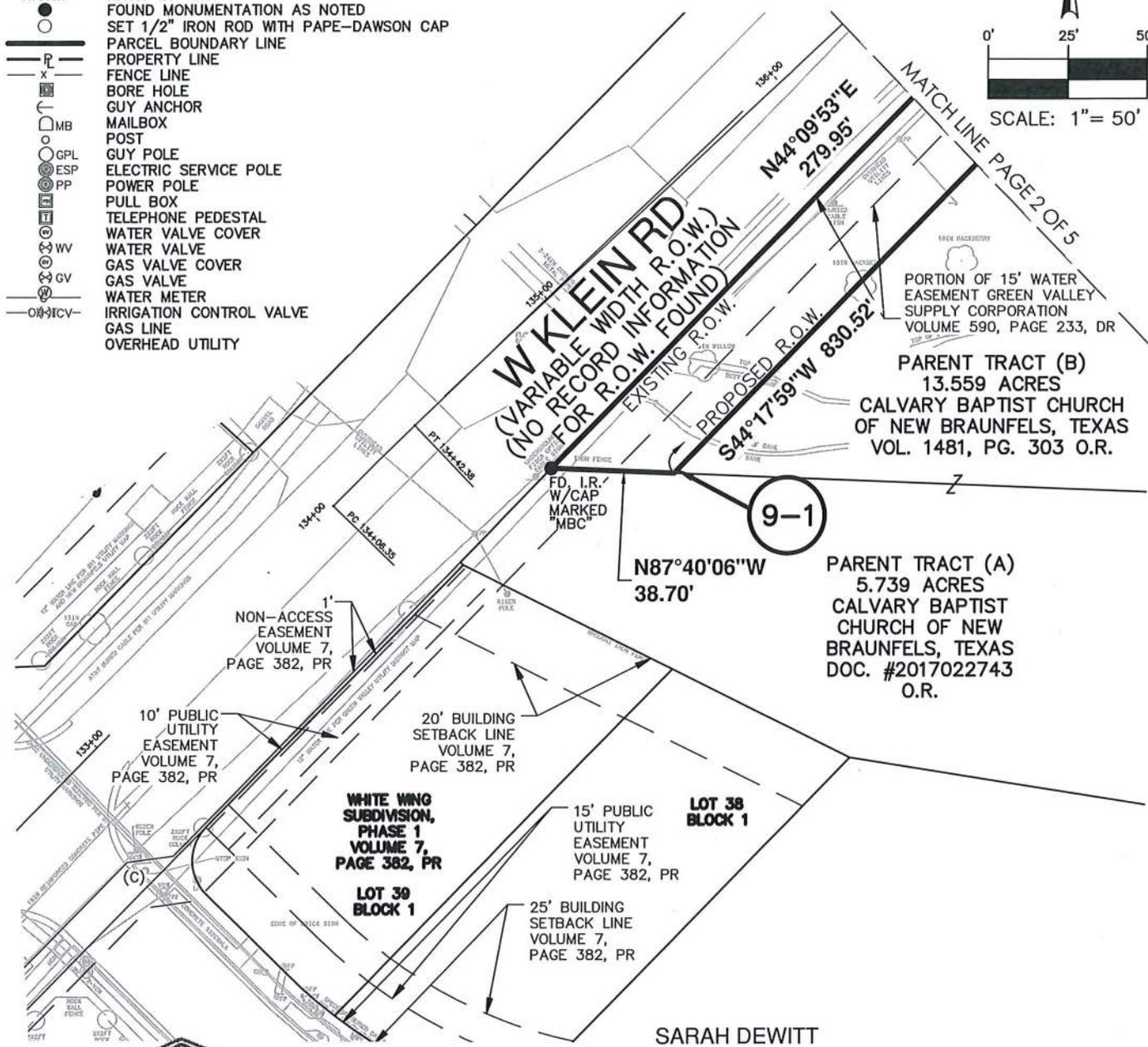
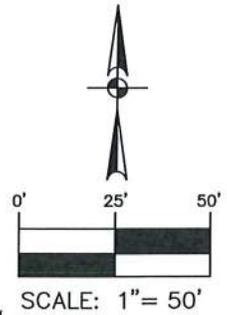
PREPARED BY: Pape-Dawson Engineers, Inc., TBPLS # 10028800
2000 NW Loop 410, San Antonio, Texas, 78213
210-375-9000
ORIGINAL DATE: August 26, 2020
Revision: May 19, 2021
JOB NO. 51030-03
DOC. ID. N:\Transpo\Civil\51030-03\Word\Parcel 9 - Part 1.docx



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
- x— FENCE LINE
- ⊕ BORE HOLE
- ⊕ MB GUY ANCHOR
- ⊕ 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
- ⊕ WATER METER
- ⊕ IRRIGATION CONTROL VALVE
- GAS LINE
- OVERHEAD UTILITY



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
MAY 19 2021		MODIFIED GEOMETRY			VMR
PARCEL NO.	DEED ACREAGE	ACQUIRED ACRES (SQ. FT.)	ABSTRACT	ACQ. ACRES (SQ. FT.) IN ORIGINAL SURVEY	REMAINDER ACREAGE
9-1	13.559	0.9201 (40,082)	103	N/A	12.6389 LT

**PARCEL PLAT SHOWING
 PARCEL 9-1 (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 5

Date: May 19, 2021, 4:39pm User ID: VRetana File: N:\Transpo\Civil\51030-03.dwg Parcels\Parcel 9-Part 1.dwg

EXHIBIT "B"

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

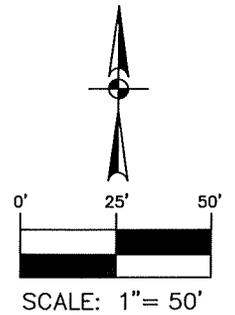
DOVE CROSSING SUBDIVISION, UNIT 1
VOLUME 6, PAGES 319-322, PR

2D' UTILITY EASEMENT
VOLUME 6,
PAGE 319,
PR

2D' BUILDING
SETBACK &
UTILITY
EASEMENT
VOLUME 7,
PAGE 89, PR

DOVE CROSSING HOMEOWNERS
ASSOCIATION, INC., A TEXAS
NON-PROFIT CORPORATION
VOLUME 1782, PAGE 833, OR
12/13/2002

KLEIN ROAD, LTD., A TEXAS
LIMITED PARTNERSHIP
VOLUME 1532, PAGE 227, OR
07/28/2000



MATCH LINE PAGE 3 OF 5

9-1

PORTION OF 15' WATER
EASEMENT GREEN VALLEY WATER
SUPPLY CORPORATION
VOLUME 59D, PAGE 233, PR

PARENT TRACT (B)

MATCH LINE PAGE 1 OF 5

NOTES:

- 1) ALL BEARINGS AND COORINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 (NA 2D11) EPOCH 2010.DD. 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.
- 3) (A) CALLED 5.379 ACRES CALVARY BAPTIST CHURCH OF NEW BRAUNFELS, TEXAS, A TEXAS NON-PROFIT CORPORATION FROM MERITAGE HOMES OF TEXAS, LLC., AN ARIZONA LIMITEO LIABILITY COMPANY DOCUMENT NO. 2017022743, OR D9/23/2017
- (B) CALLED 13.559 ACRES CALVARY BAPTIST CHURCH OF NEW BRAUNFELS, TEXAS, A TEXAS NON-PROFIT CORPORATION FROM CALVARY BAPTIST CHURCH, AN UNINCORPORATED ASSOCIATION VOLUME 1481, PAGE 3D3 D9/3D/1999

- (C) RIGHT-OF-WAY DEDICATION (VARIABLE WIDTH) VOLUME 7, PAGE 382, DR
- (D) D.198 OF AN ACRE RIGHT-OF-WAY DEDICATION VOLUME 5, PAGE 113A, DR

LINE TABLE		
LINE	BEARING	LENGTH
L3	N02°27'27"W	14.69'

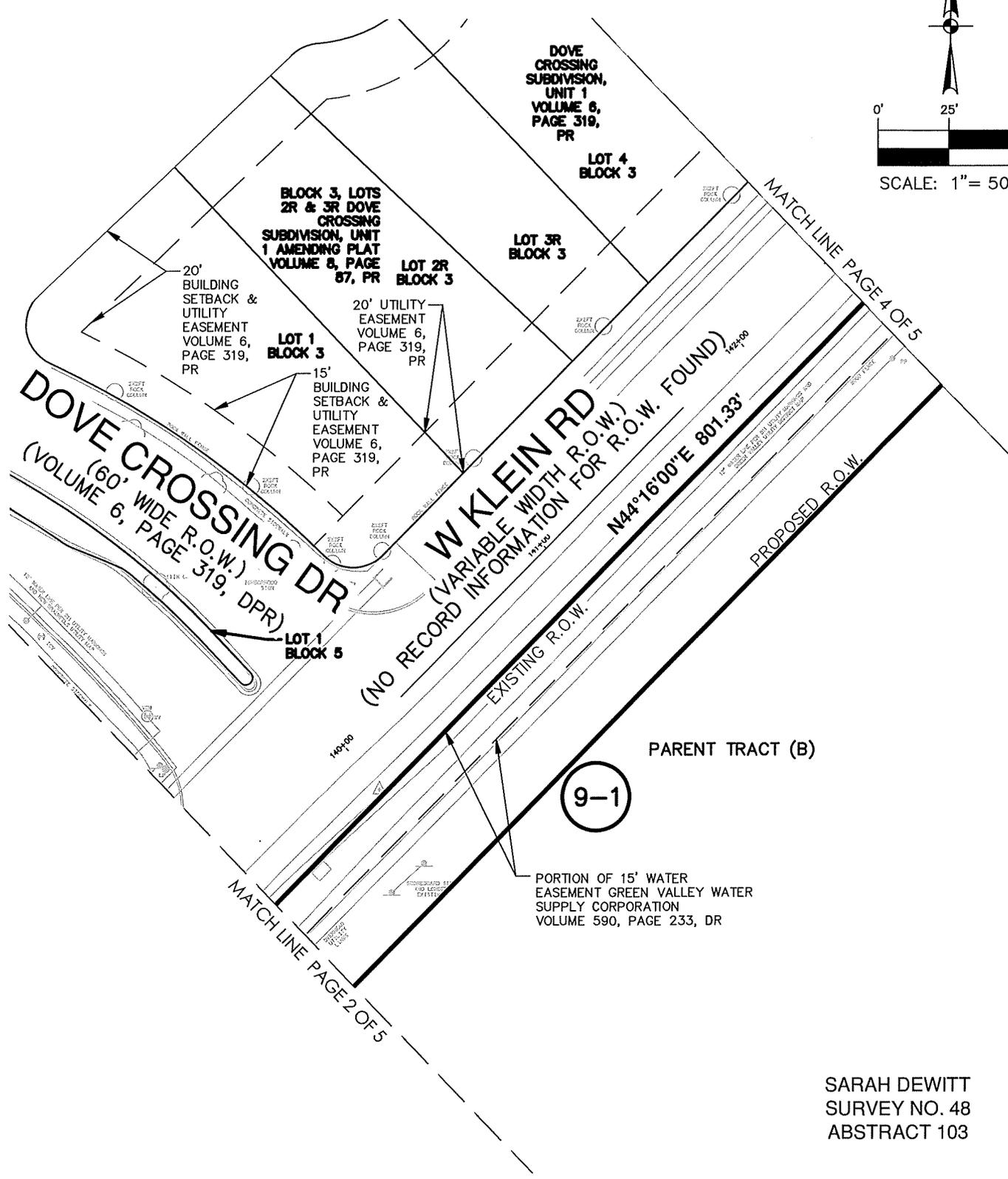
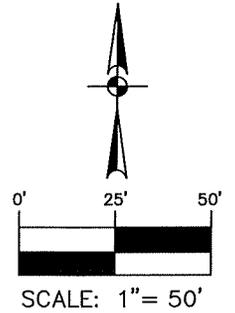
SARAH DEWITT
SURVEY NO. 48
ABSTRACT 103



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

PARCEL PLAT SHOWING PARCEL 9-1 (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 5

EXHIBIT "B"



SARAH DEWITT
SURVEY NO. 48
ABSTRACT 103

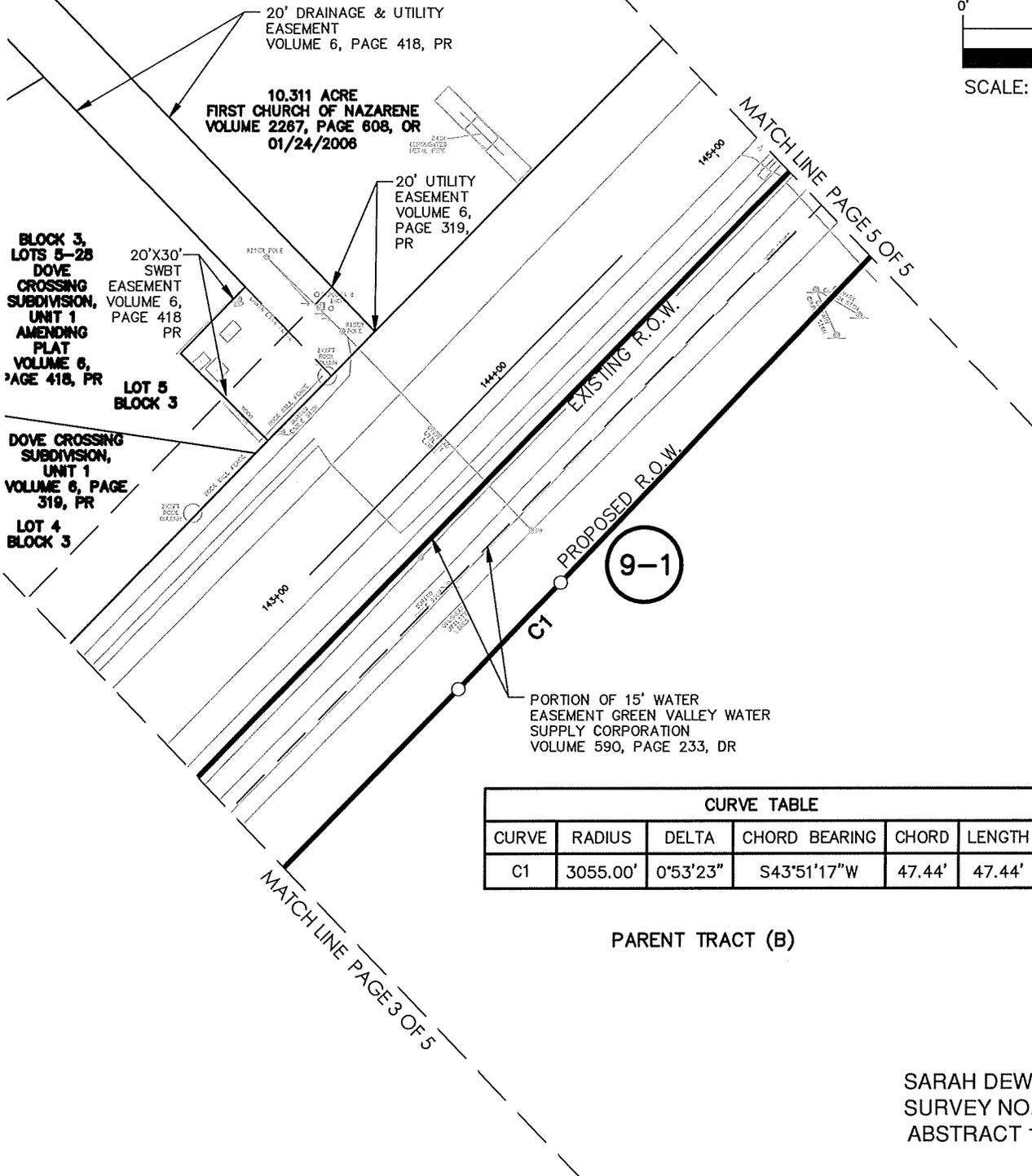
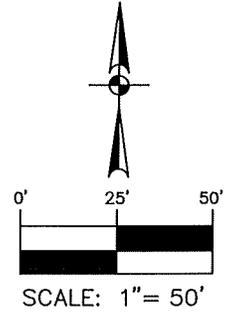


SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

PARCEL PLAT SHOWING				
PARCEL 9-1 (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'			3 OF 5

Date: May 19, 2021, 4:39pm User ID: VRetana File: N:\Transpo\Civil\31030-03\dwg\Parcels\Parcel 9-Part 1.dwg

EXHIBIT "B"



CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	3055.00'	0°53'23"	S43°51'17"W	47.44'	47.44'

PARENT TRACT (B)

SARAH DEWITT
SURVEY NO. 48
ABSTRACT 103



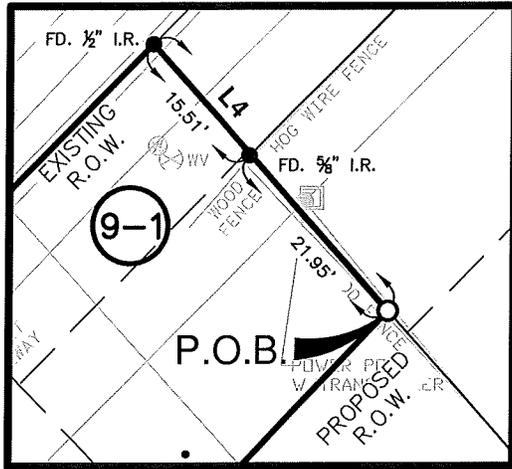
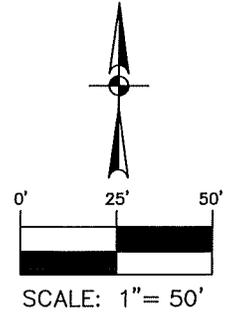
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TPPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

PARCEL PLAT SHOWING				
PARCEL 9-1 (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'			4 OF 5

Date: May 19, 2021, 4:39pm User ID: VRetana
File: N:\Transpo\Civil\31030-03\dwg\Parcels\Parcel 9-Part 1.dwg

DETAIL 'B' SCALE: 1"=20'

EXHIBIT "B"



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

SARAH DEWITT
SURVEY NO. 48
ABSTRACT 103

LOT 3, BLOCK 1
MOELLER SUBDIVISION, UNIT TWO
VOLUME 5, PAGE 113A, PR
5.600 ACRES
CHAR MAR LIMITED PARTNERSHIP
DOCUMENT NO. 2015001885, OR
01/15/2015

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

SEE DETAIL 'B'

P.O.B.

MATCH LINE PAGE 4 OF 5
N41°33'41"W 465.50'
PARENT TRACT (B)

P.O.C.

LINE TABLE		
LINE	BEARING	LENGTH
L4	S41°33'41"E	37.46'



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 9-1 (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'			5 OF 5

Guadalupe County
West Klein Road
Parcel 9 – 2
Original: August 26, 2020
Revision: May 19, 2021

EXHIBIT A

PROPERTY DESCRIPTION
FOR PARCEL 9 – 2
(EASEMENT PARCEL)

A 0.3635 of an acre (15,832 square feet) tract of land out of a called 13.559 acre tract of land described in a deed executed on September 30, 1999 from Calvary Baptist Church, an unincorporated association to Calvary Baptist Church of New Braunfels, Texas, a Texas non-profit corporation, recorded in Volume 1481, Page 303 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 0.3635 of an acre tract being more fully described as follows:

COMMENCING at a found 3/8 inch iron rod at the south corner of a 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 recorded in Document No. 2015001685 of the Official Records of Guadalupe County, Texas, on the northeast line of said 13.559 acre tract;

THENCE, North 41°33'41" West, along and with the common line of said 13.559 acre tract and said Lot 3, a distance of 449.79 feet to the POINT OF BEGINNING of the herein described Easement Parcel 9-2. Said point having surface coordinates of N: 13,791,681.45 and E: 2,255,894.85;

THENCE, departing said common line, over and across said 13.559 acre tract, the following courses and distances:

- (1) South 43°24'36" West, a distance of 183.50 feet to a point of curvature;
- (2) Southwesterly, along a tangent curve to the right, said curve having a radius of 3070.00 feet, a central angle of 00°53'23", a chord bearing and distance of South 43°51'17" West, 47.67 feet, and an arc length of 47.67 feet to a point of tangency;

EXHIBIT A

- (3) South 44°17'59" West, a distance of 817.03 feet to a point on the north line of a called 5.739 acre tract described in a deed to Calvary Baptist Church of New Braunfels, Texas, a Texas non-profit Corporation, recorded in Document No. 2017022743, Official Records, Guadalupe County, Texas, and the south line of said 13.559 acre tract;
- (4) THENCE, North 87°40'06" West, with and along said common line, a distance of 20.17 feet to set ½ inch iron rod with yellow cap marked "Pape-Dawson", and from which a found ½ inch iron rod with plastic cap marked "MBC" at the northwest corner of said 5.739 acre tract, the west corner of said 13.559 acre tract bears South 87°40'06" West, a distance of 38.70 feet;

THENCE, departing said common line, over and across said 13.559 acre tract, with and along the proposed southeast right-of-way line of W Klein Rd, the following courses and distances:

- (5) North 44°17'59" East, a distance of 830.52 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson";
- (6) Northeasterly, along a tangent curve to the left, said curve having a radius of 3055.00 feet, a central angle of 00°53'23", a chord bearing and distance of North 43°51'17" East, 47.44 feet, and an arc length of 47.44 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson";
- (7) North 43°24'36" East, a distance of 184.82 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" on the common line of said 13.559 acre tract and said Lot 3;
- (8) THENCE, South 41°33'41" East, along and with the common line of said 13.559 acre tract and said Lot 3, a distance of 15.06 feet to the POINT OF BEGINNING and containing 0.3635 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.

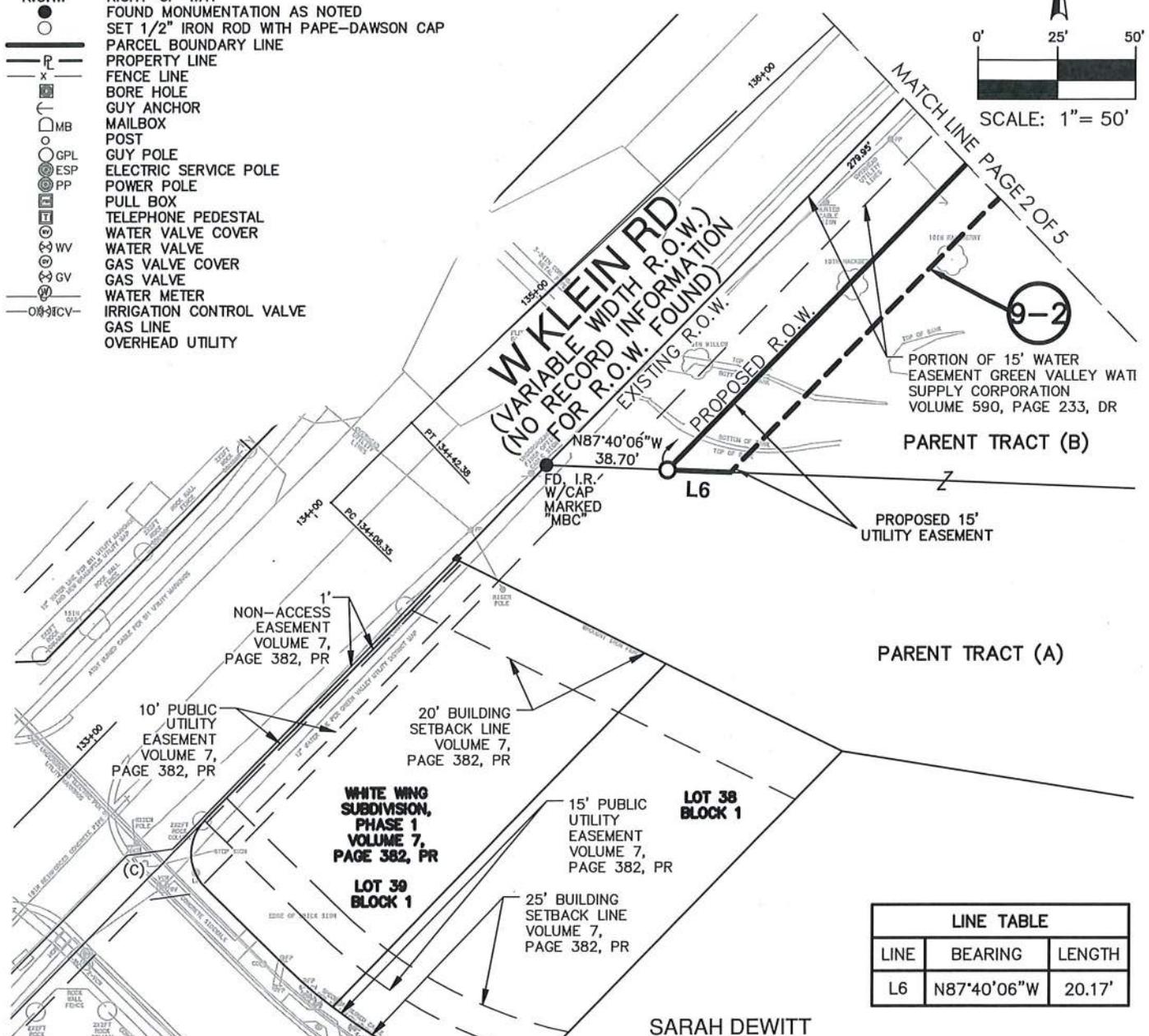
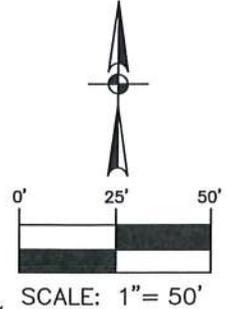
PREPARED BY: Pape-Dawson Engineers, Inc., TBPLS # 10028800
2000 NW Loop 410, San Antonio, Texas, 78213
210-375-9000
ORIGINAL DATE: August 26, 2020
Revision Date: May 19, 2021
JOB NO. 51030-03
DOC. ID. N:\Transpo\Civil\51030-03\Word\Parcel 9 - Part 2.docx



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
- ▬ X ▬ FENCE LINE
- ⊕ BORE HOLE
- ⊕ GUY ANCHOR
- ⊕ MB MAILBOX
- ⊕ POST
- ⊕ GPL GUY POLE
- ⊕ ESP ELECTRIC SERVICE POLE
- ⊕ PP POWER POLE
- ⊕ PULL BOX
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- ⊕ WATER VALVE COVER
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- ⊕ GAS VALVE COVER
- ⊕ GV GAS VALVE
- ⊕ WATER METER
- ⊕ IRRIGATION CONTROL VALVE
- ⊕ GAS LINE
- ⊕ OVERHEAD UTILITY



LINE TABLE		
LINE	BEARING	LENGTH
L6	N87°40'06"W	20.17'

SARAH DEWITT
SURVEY NO. 48
ABSTRACT 103



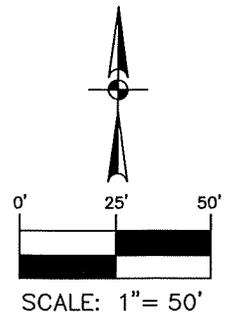
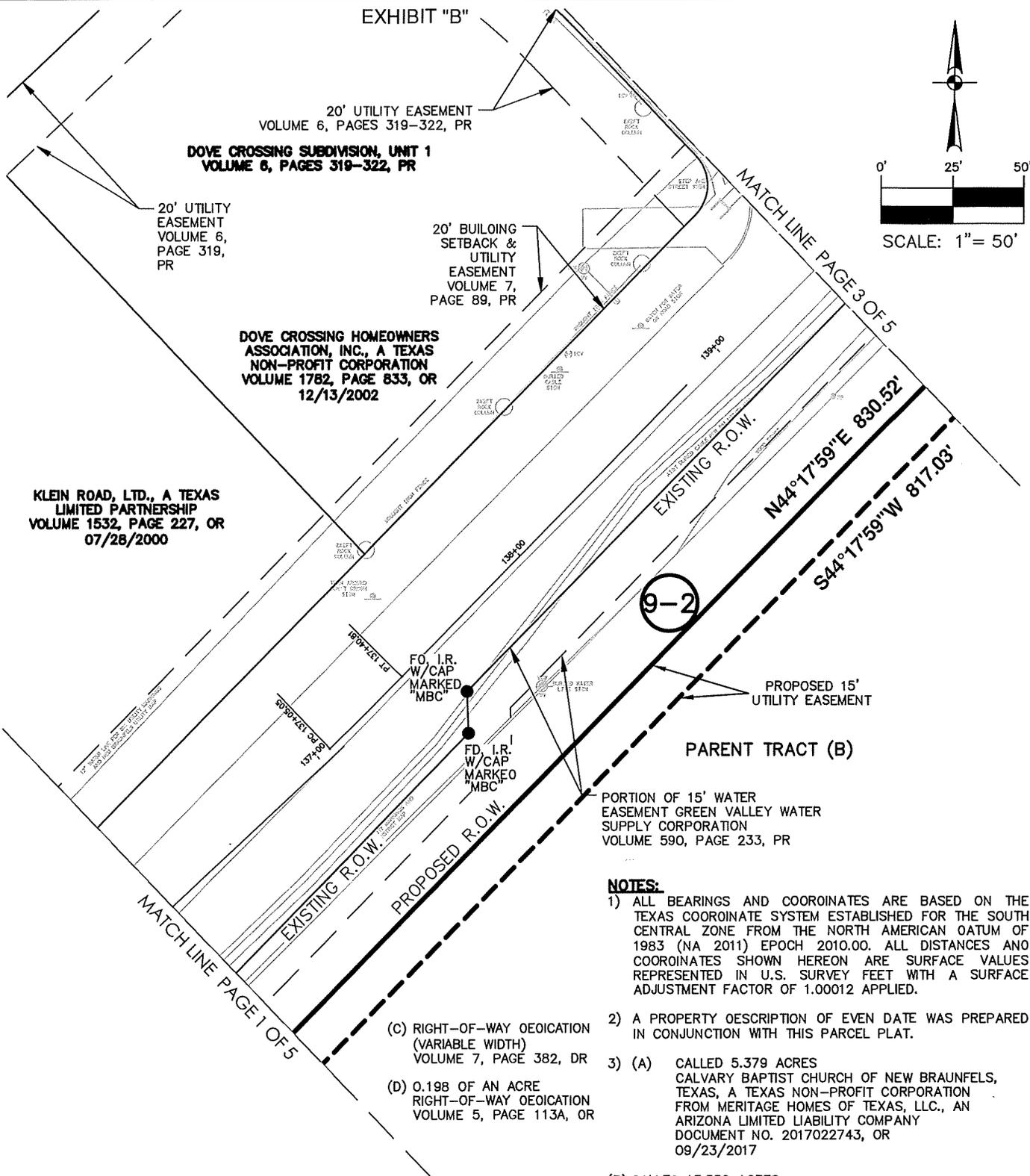
PAPE-DAWSON ENGINEERS

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
MAY 19 2021		MODIFIED GEOMETRY			VMR
PARCEL NO.	DEED ACREAGE	ACQUIRED ACRES (SQ. FT.)	ABSTRACT	ACQ. ACRES (SQ. FT.) IN ORIGINAL SURVEY	REMAINDER ACREAGE
9-2	13.559	0.3635 (15, 832)	103	N/A	13.196

PARCEL PLAT SHOWING					
PARCEL 9-2 (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 5

Date: May 19, 2021, 4:42pm User ID: VRetana File: N:\Transporto\Civil\151030-03.dwg Parcels\Parcel 9-Part 2.dwg



KLEIN ROAD, LTD., A TEXAS LIMITED PARTNERSHIP
VOLUME 1532, PAGE 227, OR
07/28/2000

DOVE CROSSING SUBDIVISION, UNIT 1
VOLUME 6, PAGES 319-322, PR

DOVE CROSSING HOMEOWNERS ASSOCIATION, INC., A TEXAS NON-PROFIT CORPORATION
VOLUME 1782, PAGE 833, OR
12/13/2002

20' UTILITY EASEMENT
VOLUME 6,
PAGE 319,
PR

20' BUILDING SETBACK & UTILITY EASEMENT
VOLUME 7,
PAGE 89, PR

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

MATCH LINE PAGE 3 OF 5

MATCH LINE PAGE 1 OF 5

FO, I.R. W/CAP MARKED MBC
FD, I.R. W/CAP MARKED MBC

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

PARENT TRACT (B)

NOTES:

- 1) ALL BEARINGS AND COORINATES ARE BASED ON THE TEXAS COORINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00. ALL DISTANCES AND COORINATES 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.
- 3) (A) CALLED 5.379 ACRES CALVARY BAPTIST CHURCH OF NEW BRAUNFELS, TEXAS, A TEXAS NON-PROFIT CORPORATION FROM MERITAGE HOMES OF TEXAS, LLC., AN ARIZONA LIMITED LIABILITY COMPANY DOCUMENT NO. 2017022743, OR 09/23/2017
- (B) CALLED 13.559 ACRES CALVARY BAPTIST CHURCH OF NEW BRAUNFELS, TEXAS, A TEXAS NON-PROFIT CORPORATION FROM CALVARY BAPTIST CHURCH, AN UNINCORPORATEO ASSOCIATION VOLUME 1481, PAGE 303 09/30/1999

- (C) RIGHT-OF-WAY DECIATION (VARIABLE WIDTH)
VOLUME 7, PAGE 382, DR
- (D) 0.198 OF AN ACRE RIGHT-OF-WAY DECIATION
VOLUME 5, PAGE 113A, OR

SARAH DEWITT
SURVEY NO. 48
ABSTRACT 103



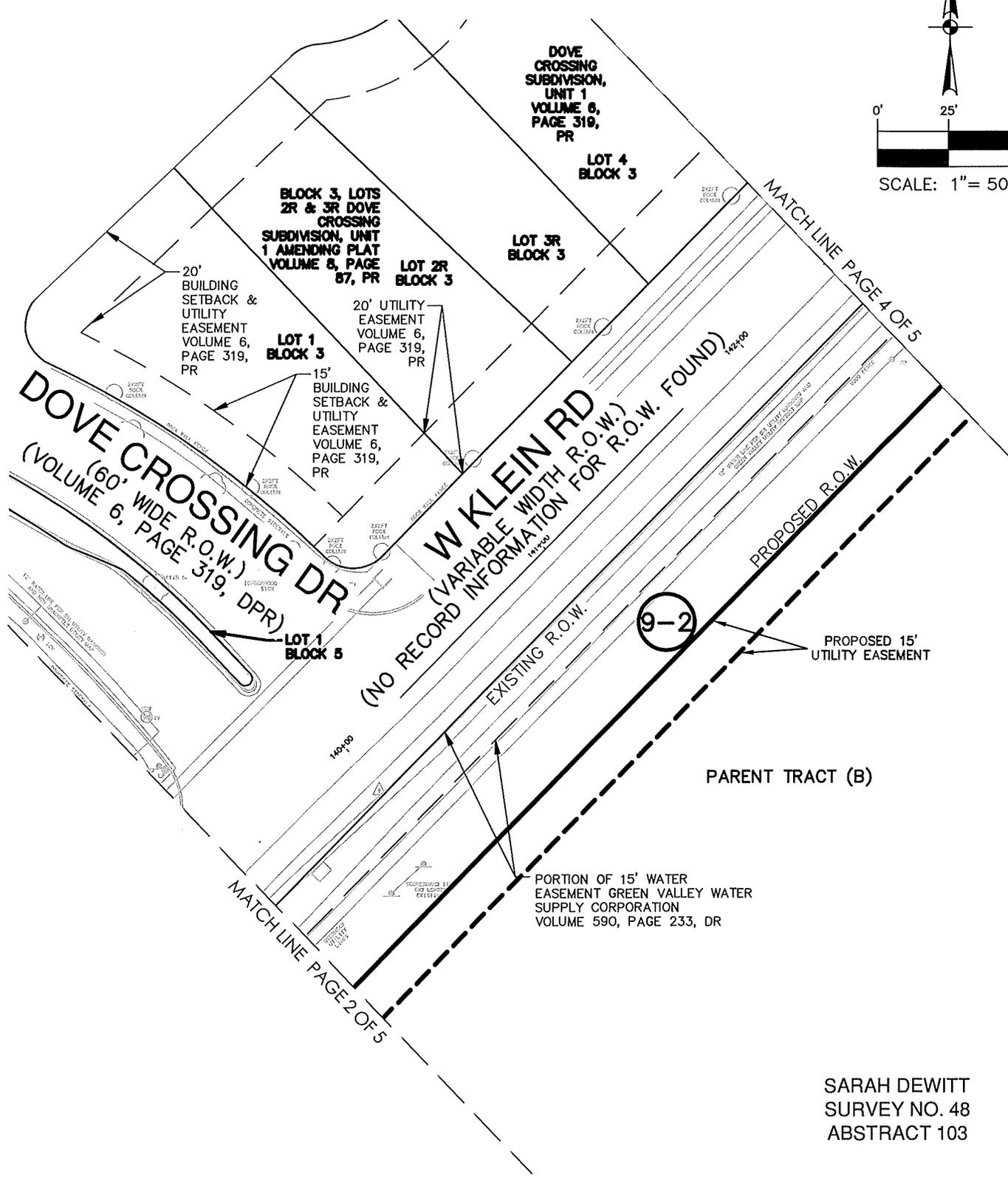
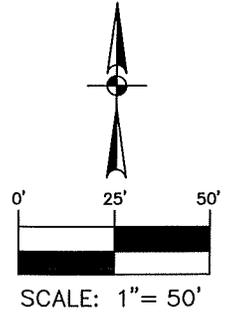
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

PARCEL PLAT SHOWING
PARCEL 9-2 (EASEMENT PARCEL)

CITY	COUNTY	STATE	ORIGINAL DATE	ROAO NAME
NEW BRAUNFELS	GUADALUPE	TEXAS	AUGUST 26 2020	W KLEIN RD
	SCALE	R.O.W.		PAGE NO.
	1"=50'			2 OF 5

Date: May 19, 2021, 4:42pm User ID: VRetana File: N:\Transpa\Civil\151030-03.dwg Parcel 9-Part 2.dwg

EXHIBIT "B"



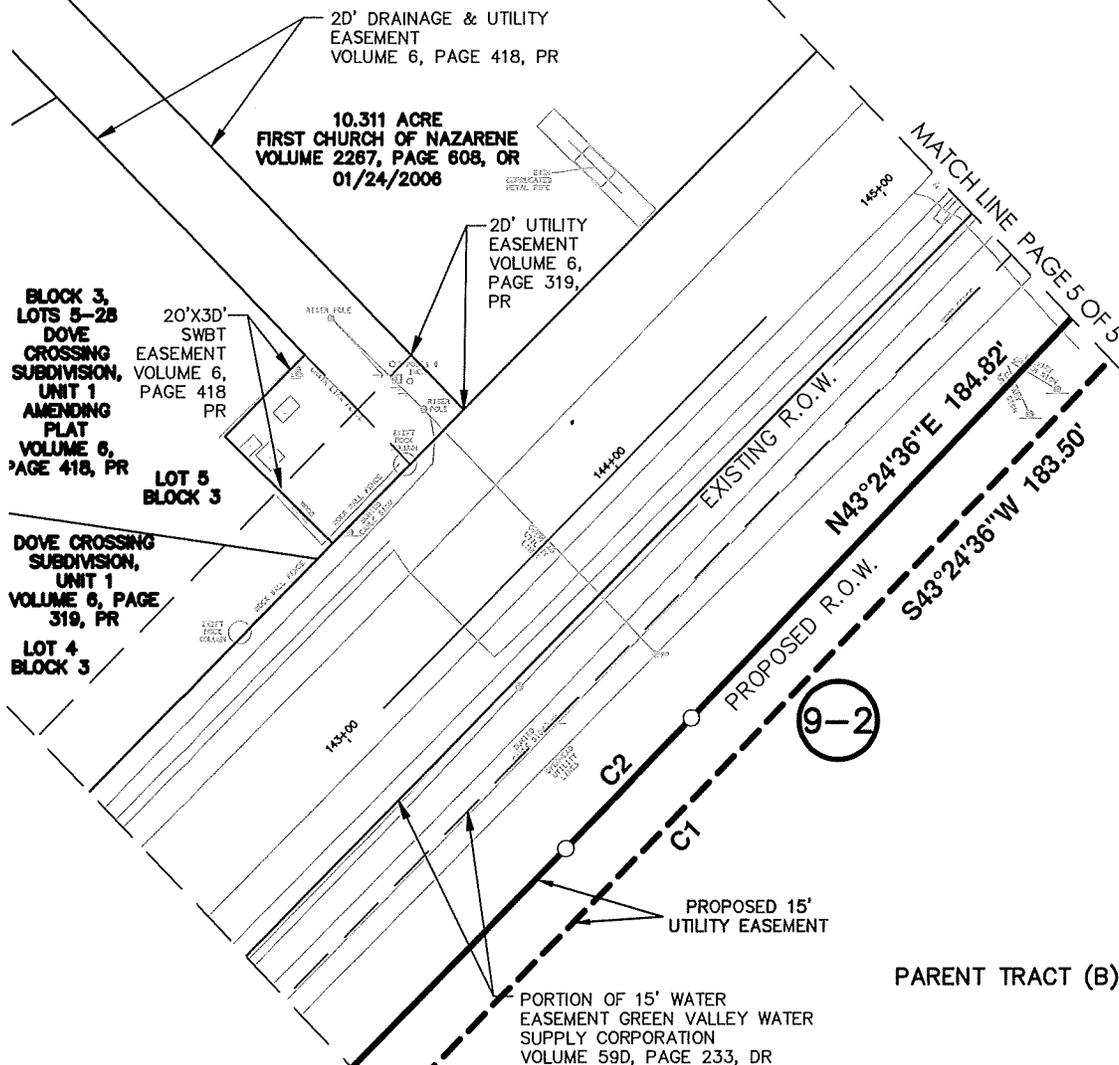
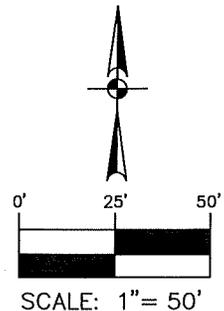
SARAH DEWITT
SURVEY NO. 48
ABSTRACT 103



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

PARCEL PLAT SHOWING				
PARCEL 9-2 (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'			3 OF 5

EXHIBIT "B"



CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	3070.00'	0°53'23"	S43°51'17"W	47.67'	47.67'
C2	3055.00'	0°53'23"	N43°51'17"E	47.44'	47.44'

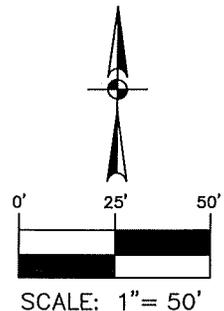
SARAH DEWITT
SURVEY NO. 48
ABSTRACT 103



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

PARCEL PLAT SHOWING				
PARCEL 9-2 (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'			4 OF 5

EXHIBIT "B"



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

SARAH DEWITT
SURVEY NO. 48
ABSTRACT 103

LOT 3, BLOCK 1
MOELLER SUBDIVISION, UNIT TWO
VOLUME 5, PAGE 113A, PR
5.600 ACRES
CHAR MAR LIMITED PARTNERSHIP
DOCUMENT NO. 2015001685, OR
01/15/2015

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

P.O.B.

FD. 3/8" I.R.
P.O.C.

LINE TABLE		
LINE	BEARING	LENGTH
L5	S41°33'41"E	15.06'



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 9-2 (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'			5 OF 5

Date: May 19, 2021, 4:42pm User ID: VRetena
File: N:\traspac\Civil\101030-03\dwg\Parcels\Parcel 9-Part 2.dwg

EXHIBIT A

PROPERTY DESCRIPTION
FOR PARCEL 17-1
(RIGHT-OF-WAY PARCEL)

A 0.0329 of an acre (1,433 square feet) tract of land out of a called 5.739 acre tract of land described in a deed executed on September 23, 2017 from Meritage Homes of Texas, LLC., an Arizona limited liability company to Calvary Baptist Church of New Braunfels, Texas, a Texas non-profit corporation, recorded in Document No. 2017022743 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 0.0329 of an acre tract being more fully described as follows:

COMMENCING at a found ½ inch iron rod on the north line of said 5.739 acre tract, on the south line of a 13.559 acre tract described in a deed executed on September 30, 1999 recorded in Volume 1481, Page 303 of the Official Records of Guadalupe County, Texas;

THENCE, North 87°40'06" West, along and with the common line of said 13.559 acre tract and said 5.739 acre tract, a distance of 216.41 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 17-1. Said point having surface coordinates of N: 13,790,929.84 and E: 2,255,144.93;

- (1) THENCE, South 44°17'59" West, departing said common line of 13.559 acre tract and said 5.739 acre tract, along and with the proposed southeast right-of-way line of W Klein Rd, over and across said 5.739 acre tract, a distance of 58.25 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" on the common line of said 5.739 acre tract and Lot 39, Block 1 of the White Wing Subdivision, Phase 1, recorded in Volume 7, Page 382, of the Plat Records of Guadalupe County, Texas;

THENCE, departing the proposed southeast right-of-way line W Klein Rd, along and with the common line of said 5.739 acre tract and said Lot 39, the following courses and distances:

- (2) North 63°35'03" West, a distance of 28.71 feet to point;
- (3) North 45°44'58" West, a distance of 1.36 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" on the existing southeast right-of-way line of W Klein Rd (variable width right-of-way);

THENCE, along and with the existing southeast right-of-way line of W Klein Rd, the following courses and distances:

Parcel 17-1
Original: May 19, 2021

EXHIBIT A

- (4) North 44°09'53" East, a distance of 41.19 feet to a found iron rod with cap marked "MBC" at the west corner of said 13.559 acre tract, and the northwest corner of said 5.739 acre tract;
- (5) THENCE, South 87°40'06" East, along and with the common line of said 13.559 acre tract and said 5.739 acre tract, a distance of 38.70 feet to the POINT OF BEGINNING and containing 0.0329 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: May 19, 2021

JOB NO. 51030-03

DOC. ID. N:\Transpo\Civil\51030-03\Word\Parcel 9 - Part 1_West.docx

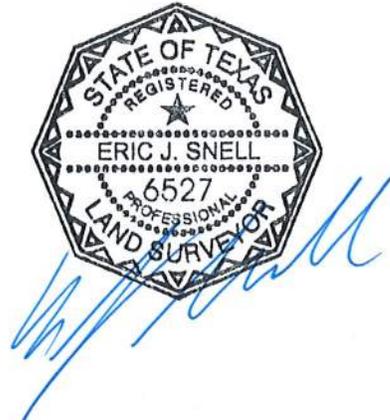
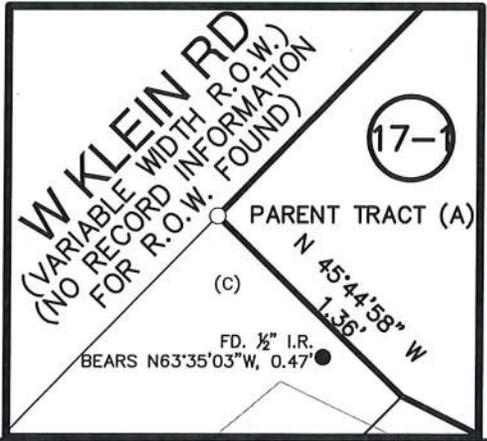
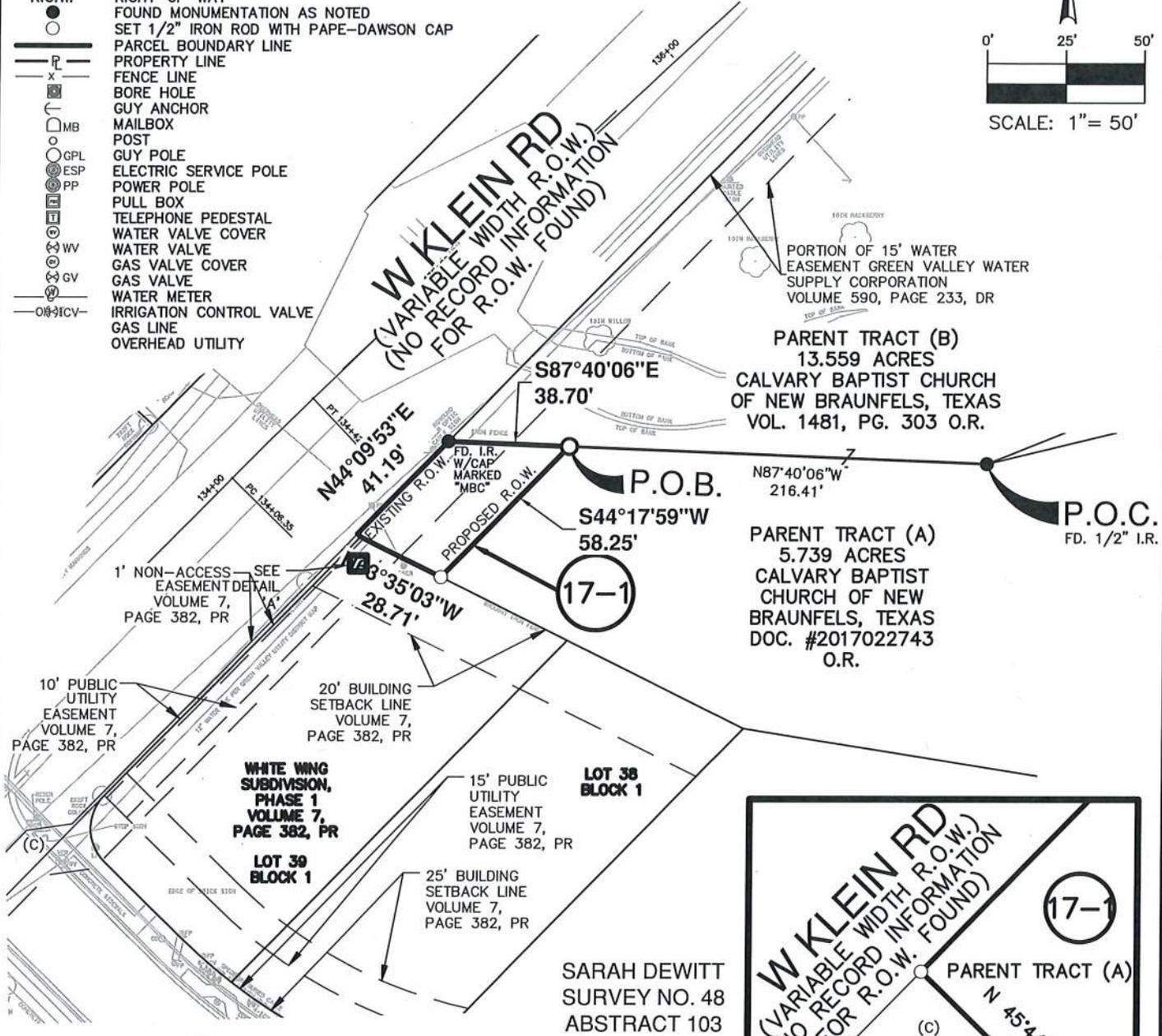
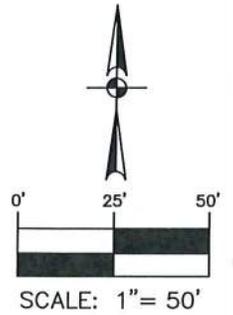


EXHIBIT "B"

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
- 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
- ⊖ WV WATER VALVE
- ⊖ GV GAS VALVE COVER
- ⊖ GAS VALVE
- ⊖ WM WATER METER
- ⊖ IICV IRRIGATION CONTROL VALVE
- GAS LINE
- OVERHEAD UTILITY



DETAIL 'A'
SCALE 1"=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

REVISION DATE	DESCRIPTION				BY
PARCEL NO.	DEED ACREAGE	ACQUIRED ACRES (SQ. FT.)	ABSTRACT	ACQ. ACRES (SQ. FT.) IN ORIGINAL SURVEY	REMAINDER ACREAGE
17-1	5.739	0.0329 (1,433)	103	N/A	5.7061 LT

PARCEL PLAT SHOWING
PARCEL 17-1 (R.O.W. PARCEL)

CITY	COUNTY	STATE	ORIGINAL DATE	ROAD NAME
NEW BRAUNFELS	GUADALUPE	TEXAS	MAY 19 2021	W KLEIN RD
	SCALE	R.O.W.		PAGE NO.
	1"=50'			1 OF 1

Date: May 19, 2021, 4:23pm User: ID: VRetana File: N:\Transpo\Civil\51030-03\dwg\Parcels\Parcel 17-Part 1.dwg

EXHIBIT A

PROPERTY DESCRIPTION
FOR PARCEL 17-2
(EASEMENT PARCEL)

A 0.0216 of an acre (939 square feet) tract of land out of a called 5.739 acre tract of land described in a deed executed on September 23, 2017 from Meritage Homes of Texas, LLC., an Arizona limited liability company to Calvary Baptist Church of New Braunfels, Texas, a Texas non-profit corporation, recorded in Document No. 2017022743 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 0.0216 of an acre tract being more fully described as follows:

COMMENCING at a found ½ inch iron rod on the north line of said 5.739 acre tract, on the south line of a 13.559 acre tract described in a deed recorded in Volume 1481, Page 303 of the Official Records of Guadalupe County, Texas;

THENCE, North 87°40'06" West, along and with the common line of said 13.559 acre tract and said 5.739 acre tract, a distance of 196.23 feet to the POINT OF BEGINNING of the herein described Easement Parcel 17-2. Said point having surface coordinates of N: 13,790,929.02 and E: 2,255,165.09;

- (1) THENCE, South 44°17'59" West, departing said common line, over and across said 5.739 acre tract, a distance of 66.91 feet to a point on the common line of said 5.739 acre tract and Lot 39, Block 1 of the White Wing Subdivision, Phase 1, recorded in Volume 7, Page 382, of the Plat Records of Guadalupe County, Texas;
- (2) THENCE, North 63°35'03" West, with and along the common line of said 5.739 acre tract and said Lot 39, a distance of 15.76 feet to 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°17'59" East, departing said common line of said 5.739 acre tract and said Lot 39, along and with the proposed southeast right-of-way line of W Klein Rd a distance of 58.25 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 on the south line of said 13.559 acre tract, the north line of said 5.739 acre tract;
- (4) THENCE, South 87°40'06" East, along and with the common line of said 13.559 acre tract and said 5.739 acre tract, a distance of 20.17 feet to the POINT OF BEGINNING and containing 0.0216 of an acre in the City of New Braunfels, Guadalupe County, Texas.

Parcel 17-2
Original: May 19, 2021

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.

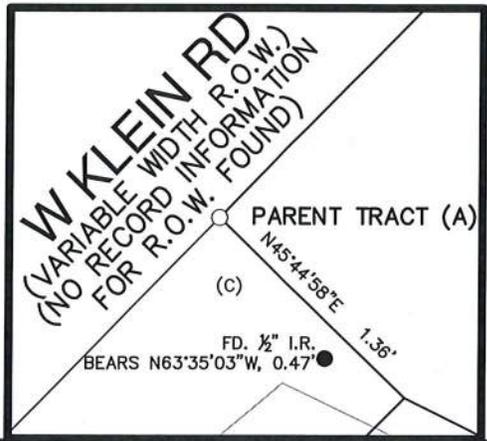
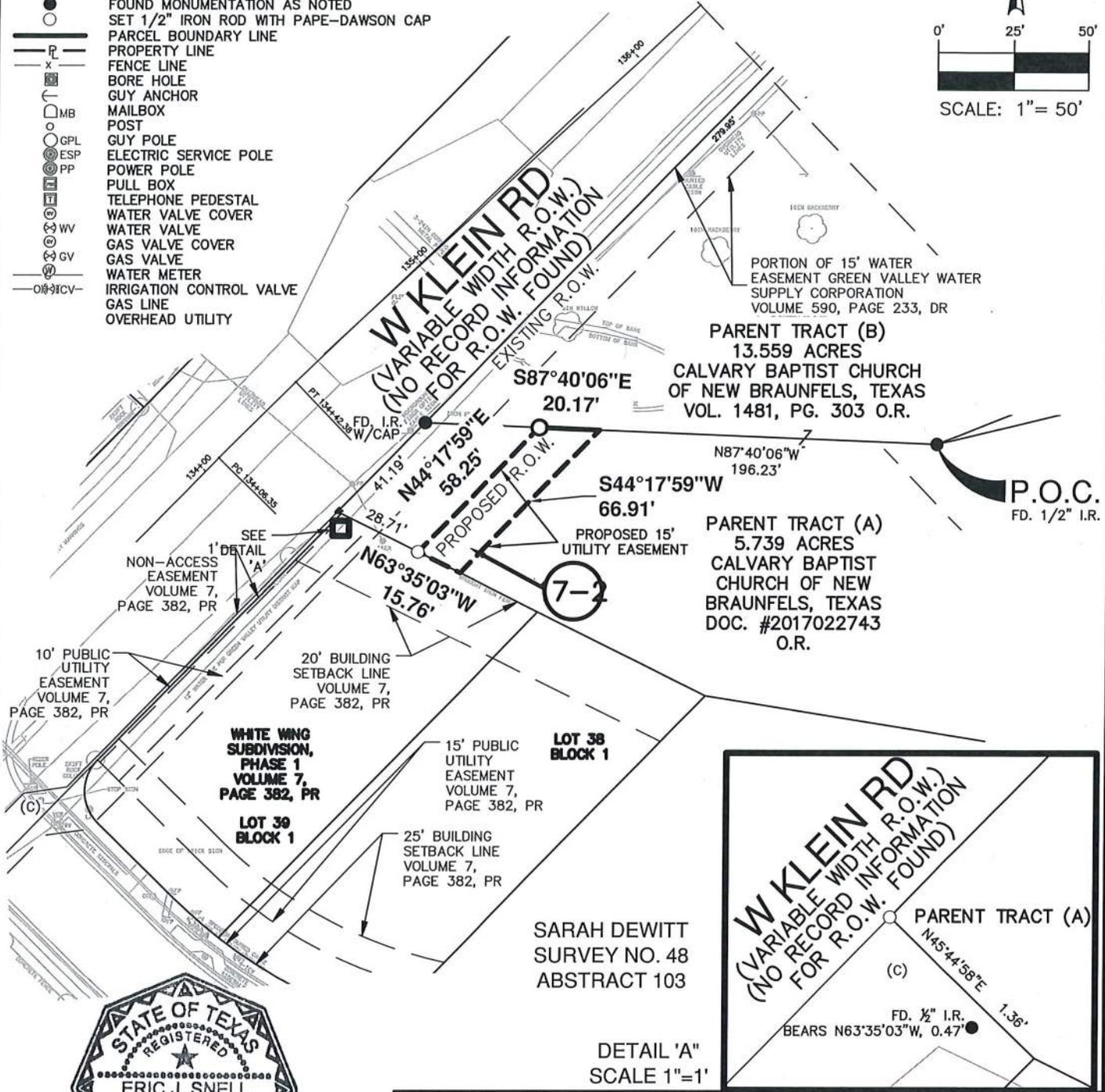
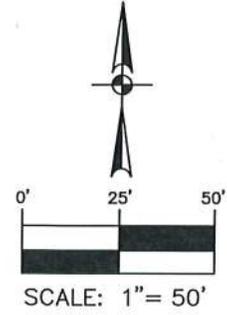
PREPARED BY: Pape-Dawson Engineers, Inc., TBPLS # 10028800
2000 NW Loop 410, San Antonio, Texas, 78213
210-375-9000
ORIGINAL DATE: May 19, 2021
JOB NO. 51030-03
DOC. ID. N:\Transpo\Civil\51030-03\Word\Parcel 9 - Part 2_West.docx



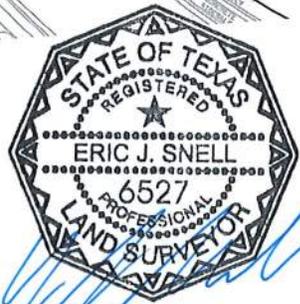
EXHIBIT "B"

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
- GV GAS VALVE COVER
- GAS VALVE
- WATER METER
- IRRIGATION CONTROL VALVE
- GAS LINE
- OVERHEAD UTILITY



DETAIL 'A'
SCALE 1"=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

REVISION DATE	DESCRIPTION				BY
PARCEL NO.	DEED ACREAGE	ACQUIRED ACRES (SQ. FT.)	ABSTRACT	ACQ. ACRES (SQ. FT.) IN ORIGINAL SURVEY	REMAINDER ACREAGE
17-2	5.739	0.0216 (939)	103	N/A	5.7174 LT

PARCEL PLAT SHOWING PARCEL 17-2 (R.O.W. PARCEL)					
CITY	COUNTY	STATE	ORIGINAL DATE	ROAD NAME	
NEW BRAUNFELS	GUADALUPE	TEXAS	MAY 19 2021	W KLEIN RD	
	SCALE	R.O.W.		PAGE NO.	1 OF 1
	1" = 50'				

Date: May 19, 2021, 4:32pm User: ID: VRetana File: N:\Transep\Civil\51030-03\dwg\Parcels\Parcel 17-Part 2.dwg



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

August 31, 2020

Calvary Baptist Church of New Braunfels
177 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

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:

177 W Klein Rd
New Braunfels, TX 78130
103 SUR: SARAH DEWITT 13.5590 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

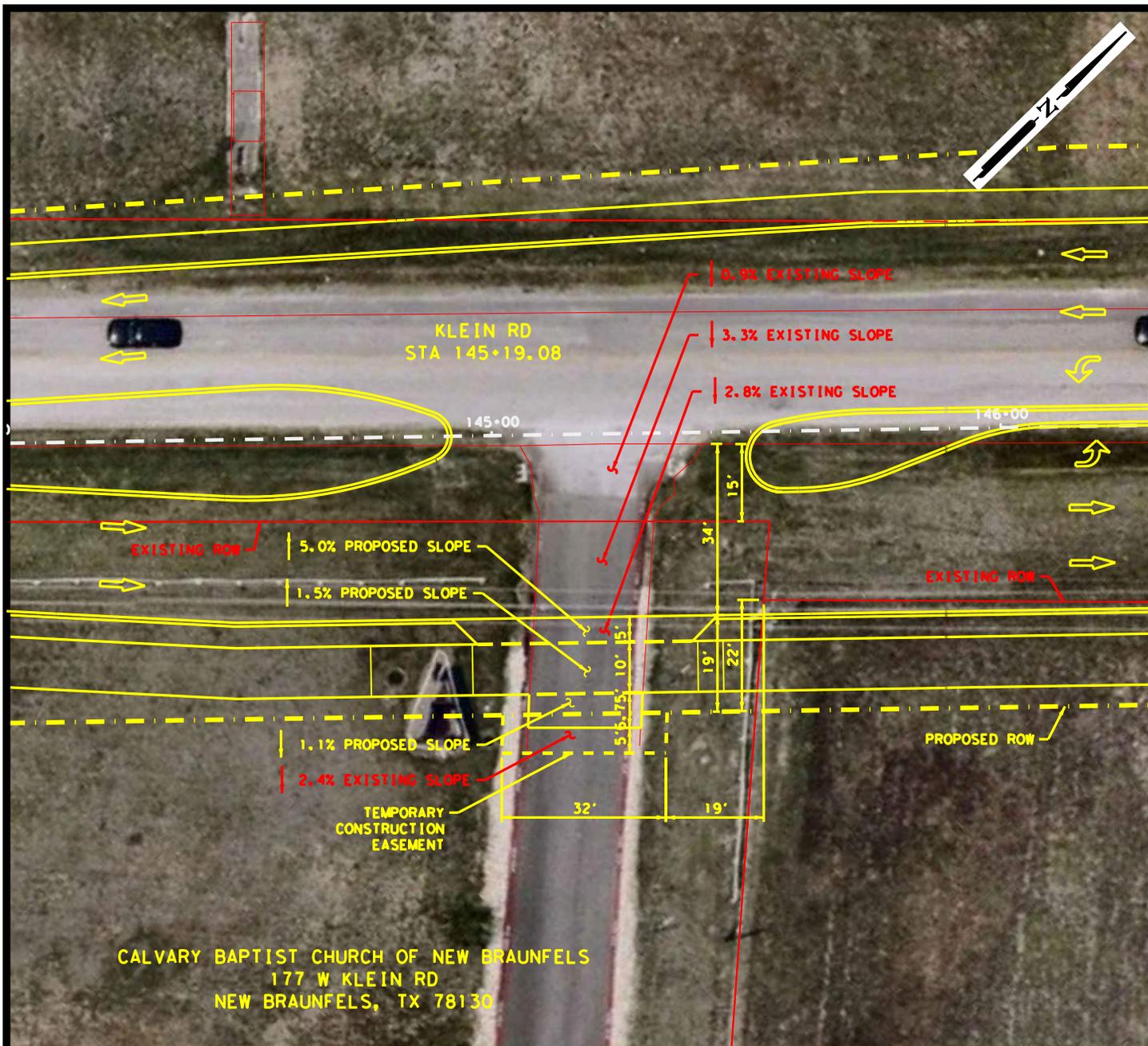
Date

Property Address/Location:

177 W Klein Rd
New Braunfels, TX 78130
103 SUR: SARAH DEWITT 13.5590 AC

Owner and Address:

Calvary Baptist Church of New Braunfels
177 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				
177 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'			