

EXHIBIT A

PROPERTY DESCRIPTION
FOR PARCEL 10
(RIGHT-OF-WAY PARCEL)

A 0.1033 of an acre (4,500 square feet) tract of land out of that 34,861 square foot Drainage Easement, Dove Crossing Subdivision – Unit 1, recorded in Volume 6, Page 319 of the Plat Records of Guadalupe County, Texas and described in deed executed on December 13, 2002 from Continental Homes of Texas, L.P., a Texas limited partnership to Dove Crossing Homeowners Association, Inc., a Texas non-profit corporation, recorded in Volume 1782, Page 833 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 0.1033 of an acre tract being more fully described as follows:

COMMENCING at found ½ inch iron rod with cap on the northeast line of a Variable Width Drainage Right-of-Way, said Dove Crossing Subdivision – Unit 1, the west corner of said 34,861 square foot Drainage Easement, the south corner of Lot 1, Block 1, 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 said herein Parcel 10. Said point having surface coordinates of N 13,791,213.49 and E 2,255,246.83;

(1) THENCE, North 44°17'49" East, departing said common line, along and with the proposed northwest right-of-way line of W Klein Rd, over and across said 34,861 square foot Drainage Easement, a distance of 180.43 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" on the northeast line of said 34,861 square foot Drainage Easement, the southwest line of Dove Crossing Drive (variable width right-of-way) recorded in said Volume 6, Page 319;

THENCE, departing the proposed northwest right-of-way line of W Klein Rd, along and with the southwest right-of-way line of Dove Crossing Dr, the following bearings and distances:

(2) South 43°36'39" East, a distance of 10.72 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson";

(3) Along a tangent curve to the right, said curve having a radius of 15.00 feet, a central angle of 87°53'38", a chord bearing and distance of South 00°20'10" West, 20.82 feet, for an arc length of 23.01 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" on the existing northwest right-of-way line of W Klein Rd (variable width right-of-way);

EXHIBIT A

- (4) THENCE, South 44°16'55" West, along and with the existing northwest right-of-way line of W Klein Rd, a distance of 165.97 feet to a point on the south corner of said 34,861 square foot Drainage Easement, the east corner of said Variable Width Drainage Right-of-Way, from which a found iron rod with cap bears South 43°37'05" East, a distance of 0.40 feet;
- (5) THENCE, North 43°37'05" West, departing the existing northwest right-of-way line of W Klein Rd, a distance of 25.23 feet to the POINT OF BEGINNING and containing 0.1033 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 10.docx

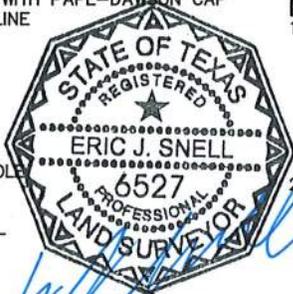


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EXHIBIT "B"

LEGEND:

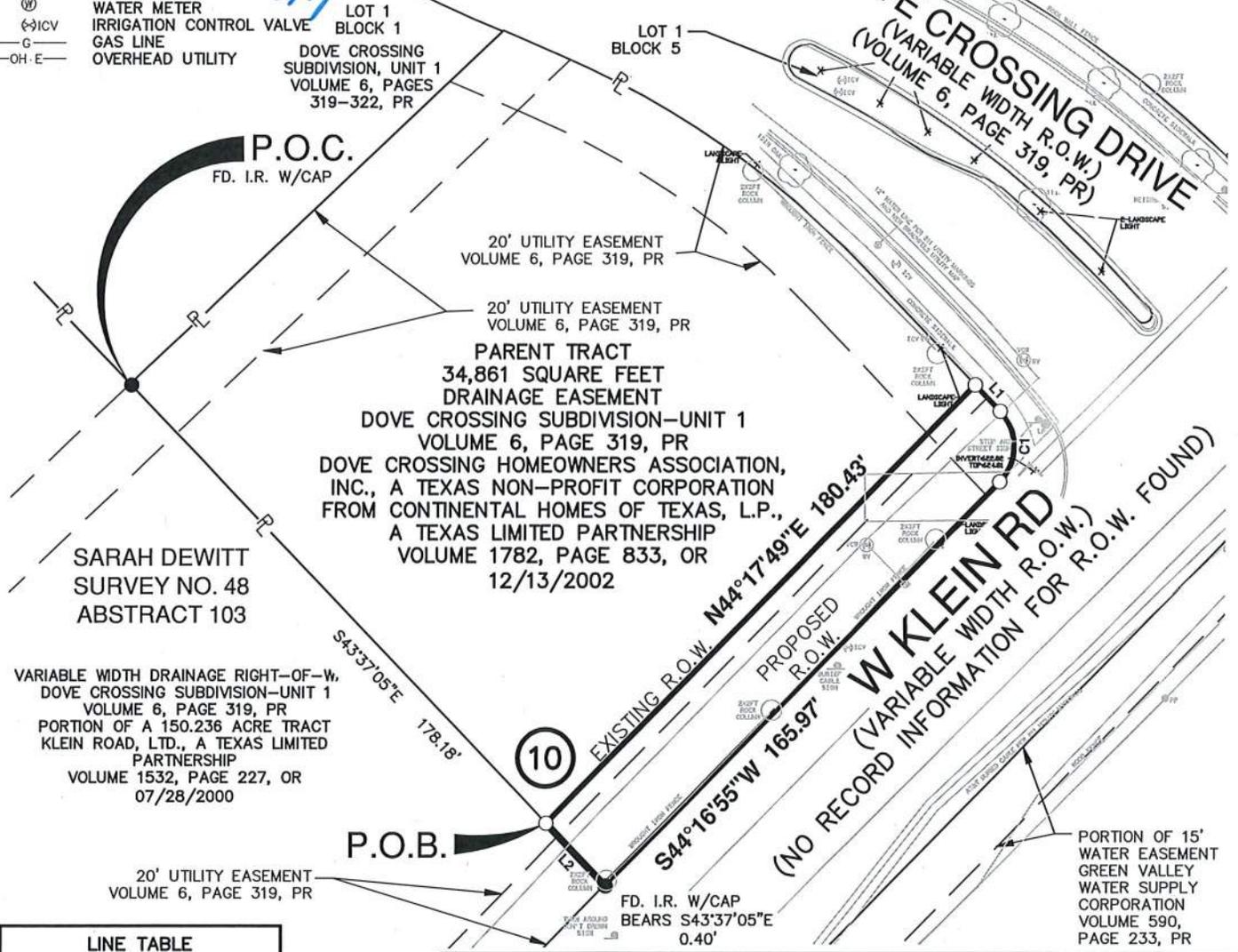
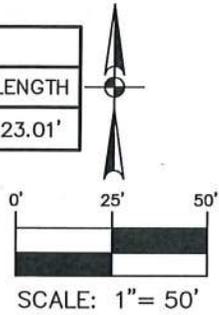
- PR PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
- OR OFFICIAL RECORDS OF GUADALUPE COUNTY, TEXAS
- F.M. FARM TO MARKET ROAD
- N.T.S. NOT TO SCALE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R.O.W. RIGHT-OF-WAY
- FOUND MONUMENTATION AS NOTED
- SET 1/2" IRON ROD WITH PAPE-DAWSON CAP
- PARCEL BOUNDARY LINE
- - - PROPERTY LINE
- - - FENCE LINE
- ⊗ BORE HOLE
- ⊕ GUY ANCHOR
- MB MAILBOX
- POST
- GUY POLE
- ⊕ ESP ELECTRIC SERVICE POLE
- ⊕ PP POWER POLE
- ⊕ PB PULL BOX
- ⊕ TP TELEPHONE PEDESTAL
- ⊕ WC WATER VALVE COVER
- ⊕ WV WATER VALVE
- ⊕ GC GAS VALVE COVER
- ⊕ GV GAS VALVE
- ⊕ WM WATER METER
- ⊕ ICV IRRIGATION CONTROL VALVE
- G GAS LINE
- OH-E OVERHEAD UTILITY



CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	87°53'38"	S00°20'10"W	20.82'	23.01'

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.



LOT 1
BLOCK 3

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

LOT 1
BLOCK 5

PARENT TRACT
34,861 SQUARE FEET
DRAINAGE EASEMENT
DOVE CROSSING SUBDIVISION-UNIT 1
VOLUME 6, PAGE 319, PR
DOVE CROSSING HOMEOWNERS ASSOCIATION,
INC., A TEXAS NON-PROFIT CORPORATION
FROM CONTINENTAL HOMES OF TEXAS, L.P.,
A TEXAS LIMITED PARTNERSHIP
VOLUME 1782, PAGE 833, OR
12/13/2002

SARAH DEWITT
SURVEY NO. 48
ABSTRACT 103

VARIABLE WIDTH DRAINAGE RIGHT-OF-W,
DOVE CROSSING SUBDIVISION-UNIT 1
VOLUME 6, PAGE 319, PR
PORTION OF A 150.236 ACRE TRACT
KLEIN ROAD, LTD., A TEXAS LIMITED
PARTNERSHIP
VOLUME 1532, PAGE 227, OR
07/28/2000

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

LINE TABLE		
LINE	BEARING	LENGTH
L1	S43°36'39"E	10.72'
L2	N43°37'05"W	25.23'

REVISION DATE		DESCRIPTION				BY
PARCEL NO.	DEED ACREAGE	ACQUIRED ACRES (SQ. FT.)	ABSTRACT	ACQ. ACRES (SQ. FT.) IN ORIGINAL SURVEY	REMAINDER ACREAGE	
10	0.8003	0.1033 (4,500)	103	N/A	0.6970 LT	

PARCEL PLAT SHOWING
PARCEL 10 (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

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, 11:27am User ID: vretana File: N:\Transpo\Civil\51030-03\dwg\Parcels\Parcel 10.dwg