

EXHIBIT A

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

A 0.1311 of an acre (5,710 square feet) tract of land out of that called 50.0 acre tract described in deed executed on May 18, 2018 from Rosemarie L. Gregory, as her sole and separate property, to Rosemarie L. Gregory, as trustee of the Gregory Family Revocable Trust, recorded in Document No. 201899014908, 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 0.1311 of an acre tract being more fully described as follows:

COMMENCING at a found 1 inch pipe at the south corner of a called 5.0 acre tract of land described in a deed recorded in Document No. 2017003263 of the Official Records of Guadalupe County, Texas, the east corner of said 50.0 acre tract, on the existing northeast right-of-way line of W Zipp Rd (60-foot wide right-of-way);

THENCE, North 46°00'09" West, along and with the east line of said 50.0 acre tract, a distance of 2,443.91 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, same being on of the southwest line of the 10.243 acre tract described in deed executed on October 05, 2004 to Grace Hambrick recorded in Volume 2073, Page 47 of the Official Records of Guadalupe County, Texas, and the POINT OF BEGINNING of the herein described Parcel 1-1. Said point having surface coordinates of N 13,788,870.24 and E 2,253,138.72;

THENCE, departing the common line of said 50.0 acre tract and said 10.243 acre tract, the following courses and distances:

- (1) Southwesterly, along a non-tangent curve to the right, said curve having a radial bearing of South 44°57'13" East, a radius of 4,064.00 feet, a central angle of 00°37'15", a chord bearing and distance of South 44°44'09" West, 44.04 feet, for an arc length of 44.04 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson";
- (2) South 45°02'47" West, a distance of 122.79 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson";
- (3) Southwesterly, along a tangent curve to the left, said curve having a radius of 3,936.00 feet, a central angle of 00°47'50", a chord bearing and distance of South 44°38'52" West, 54.76 feet, for an arc length of 54.76 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson";
- (4) South 44°14'57" West, a distance of 118.35 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson";

EXHIBIT A

- (5) THENCE, North 45°45'03" West, a distance of 15.29 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" on the northwest line of said 50.0 acre tract, 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 said W Klein Rd, and the northwest line of said 50.0 acre tract, the following bearings and distances:

- (6) North 44°14'57" East, a distance of 113.63 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson";
- (7) North 43°41'06" East, a distance of 226.22 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" on the southwest line of said 10.243 acre tract, and the northeast line of said 50.0 acre tract;
- (8) THENCE, South 46°00'09" East, departing the existing southeast right-of-way line of W Klein Rd, along the common line of said 50.0 acre tract and said 10.243 acre tract, a distance of 19.98 feet to the POINT OF BEGINNING and containing 0.1311 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. \\Sat-file3\\n\\Transpo\\Civil\\51030-03\\Word\\Parcel 1 - Part 1.docx



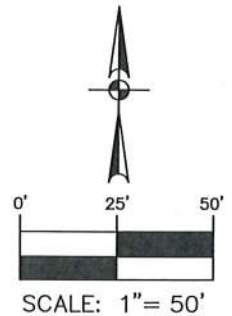
**LEGEND:**

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  
— FENCE LINE  
— BORE HOLE  
— GUY ANCHOR  
— MAILBOX  
— POST  
— 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  
— IVCV IRRIGATION CONTROL VALVE  
— G GAS LINE  
— OH E OVERHEAD UTILITY

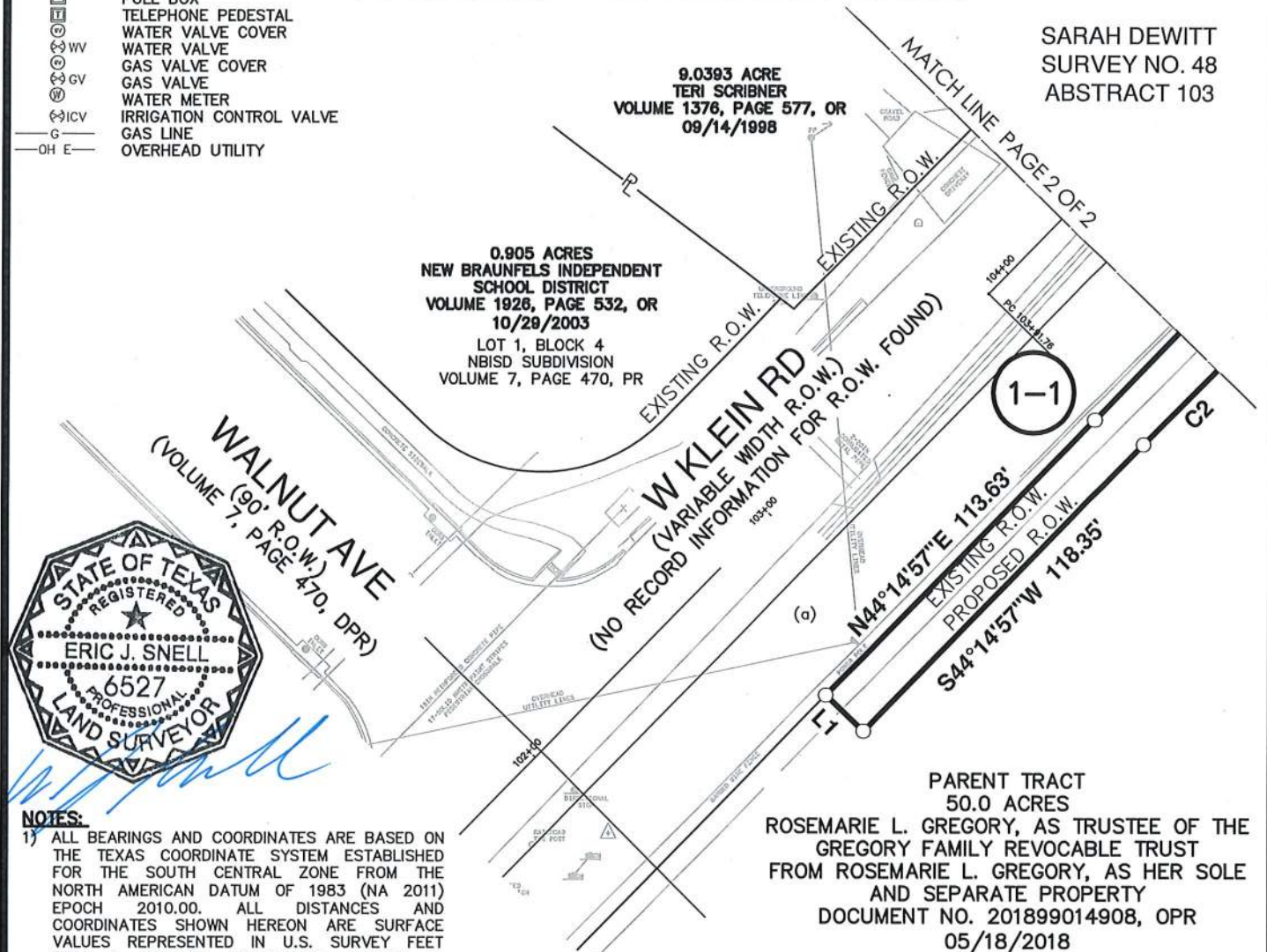
**EXHIBIT "B"**

LINE TABLE		
LINE	BEARING	LENGTH
L1	N45°45'03"W	15.29'
L2	S46°00'09"E	19.98'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	4064.00'	0°37'15"	S44°44'09"W	44.04'	44.04'
C2	3936.00'	0°47'50"	S44°38'52"W	54.76'	54.76'



SARAH DEWITT  
SURVEY NO. 48  
ABSTRACT 103

**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.  
(a) RIGHT-OF-WAY DEDICATION  
DOC. # 2017015586 OR

PARENT TRACT  
50.0 ACRES  
ROSEMARIE L. GREGORY, AS TRUSTEE OF THE  
GREGORY FAMILY REVOCABLE TRUST  
FROM ROSEMARIE L. GREGORY, AS HER SOLE  
AND SEPARATE PROPERTY  
DOCUMENT NO. 201899014908, OPR  
05/18/2018

REVISION DATE		DESCRIPTION			BY
PARCEL NO.	DEED ACREAGE	ACQUIRED ACRES (SQ. FT.)	ABSTRACT	ACQ. ACRES (SQ. FT.) IN ORIGINAL SURVEY	REMAINDER ACREAGE
1-1	50.0	0.1311 (5,710)	103	N/A	49.97 LT

PARCEL PLAT SHOWING  
**PARCEL 1-1 (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

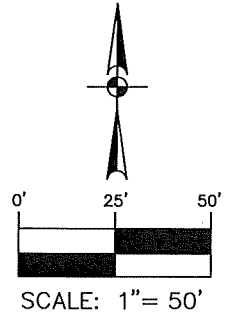
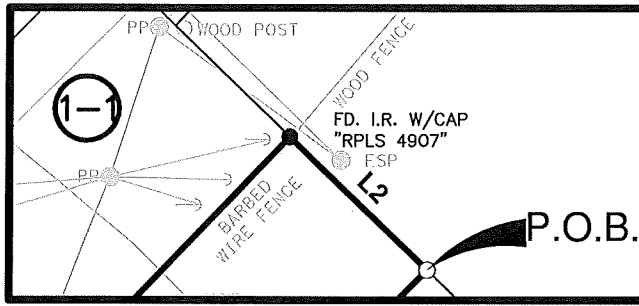
**PAPE-DAWSON ENGINEERS**

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



# EXHIBIT "B"

DETAIL 'A'  
SCALE 1"=20'



9.0393 ACRE  
TERI SCRIBNER  
VOLUME 1376, PAGE 577, OR  
09/14/1998

10.243 ACRES  
GRACE HAMBRICK  
VOLUME 2073, PAGE 47, OR  
10/05/2004

SEE DETAIL 'A'

SARAH DEWITT  
SURVEY NO. 48  
ABSTRACT 103

PARENT TRACT  
50.0 ACRES  
ROSEMARIE L. GREGORY, AS TRUSTEE OF THE  
GREGORY FAMILY REVOCABLE TRUST  
FROM ROSEMARIE L. GREGORY, AS HER SOLE AND  
SEPARATE PROPERTY  
DOCUMENT 201899014908, OR  
05/18/2018

P.O.C. FD. 1" PIPE

W ZIPP RD  
(60' WIDE R.O.W.)



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 1-1 (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

EXHIBIT A

PROPERTY DESCRIPTION  
FOR PARCEL 1 – 2  
(EASEMENT PARCEL)

A 0.1275 of an acre (5,554 square feet) tract of land out of that called 50.0 acre tract described in deed executed on May 18, 2018 from Rosemarie L. Gregory, as her sole and separate property, to Rosemarie L. Gregory, as trustee of the Gregory Family Revocable Trust, recorded in Document No. 201899014908, 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 0.1311 of an acre tract being more fully described as follows:

COMMENCING at a found 1 inch iron pipe at the southwest corner of a called 5.0 acre tract of land described in a deed recorded in Document No. 2017003263 of the Official Records of Guadalupe County, Texas, the southeast corner of said 50.0 acre tract, on the existing northwest right-of-way line of W Zipp Rd (60-foot wide right-of-way);

THENCE, North 46°00'09" West, departing the existing northwest right-of-way line of said W Zipp Rd, along and with said common line of 10.243 acre tract and said 50.0 acre tract, a distance of 2,428.91 feet to a point on the the POINT OF BEGINNING of the herein described Parcel 1-2. Said point having surface coordinates of N 13,788,859.82 and E 2,253,149.51;

THENCE, departing the common line of said 50.0 acre tract and said 10.243 acre tract, over and across said 50.0 acre tract, the following courses and distances:

- (1) Southwesterly, along a non-tangent curve to the right, said curve having a radial bearing of South 44°57'13" East, a radius of 4,079.00 feet, a central angle of 00°37'21", a chord bearing and distance of South 44°44'06" West, 44.32 feet, for an arc length of 44.32 feet to a point;
- (2) South 45°02'47" West, a distance of 122.79 feet to a point of curvature;
- (3) Southwesterly, along a tangent curve to the left, said curve having a radius of 3,921.00 feet, a central angle of 00°47'50", a chord bearing and distance of South 44°38'52" West, 54.55 feet, for an arc length of 54.55 feet to a point;
- (4) South 44°14'57" West, a distance of 133.35 feet to a point;
- (5) THENCE, North 45°45'03" West, a distance of 30.29 feet to a point on the northwest line of said 50.0 acre tract, the existing southeast right-of-way line of West Klein Rd (variable width right-of-way);
- (6) THENCE, North 44°14'57" East, along the existing southeast right-of-way line of W Klein Rd, a distance of 15.00 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson";

EXHIBIT A

THENCE, departing the common line of said 50.0 acre tract and said proposed W Klein Rd, over and across said 50.0 acre tract, the following courses and distances:

- (7) South 45°45'03" East, a distance of 15.29 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson";
- (8) North 44°14'57" East, a distance of 118.35 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson";
- (9) Northeasterly, along a tangent curve to the left, said curve having a radius of 3,936.00 feet, a central angle of 00°47'50", a chord bearing and distance of North 44°38'52" East, 54.76 feet, for an arc length of 54.76 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson";
- (10) North 45°02'47" East, a distance of 122.79 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" for a point of curvature;
- (11) Northeasterly, along a tangent curve to the right, said curve having a radius of 4,064.00 feet, a central angle of 00°37'15", a chord bearing and distance of North 44°44'06" East, 44.04 feet, for an arc length of 44.04 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" on the common line of said 10.243 acre tract and said 50.0 acre tract;
- (12) THENCE, South 46°00'09" East, along the common line of said 50.0 acre tract and said 10.243 acre tract, a distance of 15.00 feet to the POINT OF BEGINNING and containing 0.1275 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 1.docx





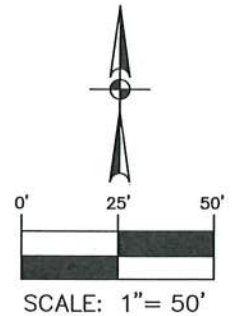
# LEGEND:

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  
— FENCE LINE  
— BORE HOLE  
— GUY ANCHOR  
— MAILBOX  
— POST  
— GUY POLE  
— ESP ELECTRIC SERVICE POLE  
— PP POWER POLE  
— PULL BOX  
— TELEPHONE PEDESTAL  
— WATER VALVE COVER  
— WV WATER VALVE  
— GV GAS VALVE COVER  
— GV GAS VALVE  
— W WATER METER  
— IICV IRRIGATION CONTROL VALVE  
— G GAS LINE  
— OH E OVERHEAD UTILITY

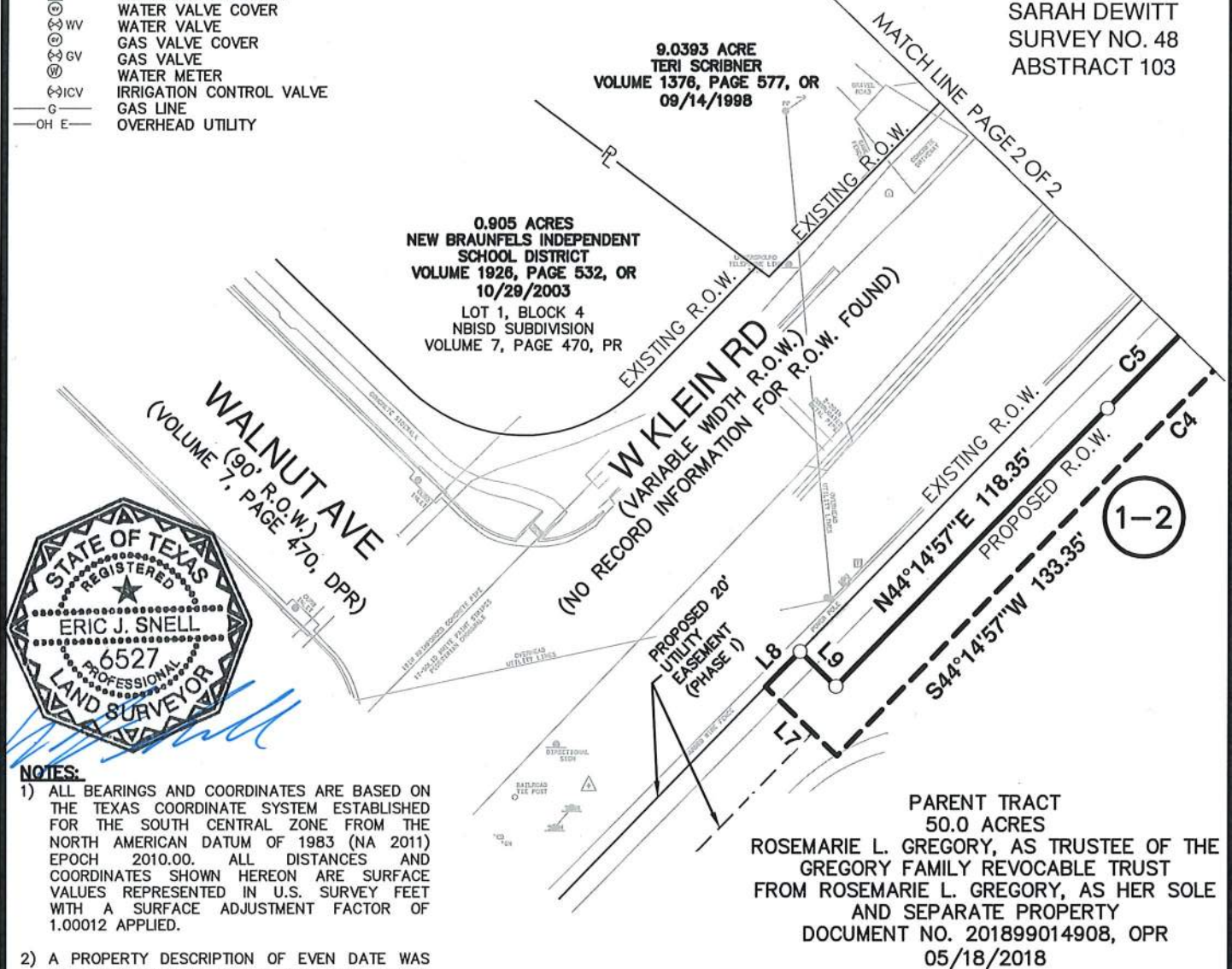
## EXHIBIT "B"

LINE TABLE		
LINE	BEARING	LENGTH
L7	N45°45'03"W	30.29'
L8	N44°14'57"E	15.00'
L9	S45°45'03"E	15.29'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C4	3921.00'	0°47'50"	S44°38'52"W	54.55'	54.55'
C5	3936.00'	0°47'50"	N44°38'52"E	54.76'	54.76'



SARAH DEWITT  
SURVEY NO. 48  
ABSTRACT 103



### 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.
  - RIGHT-OF-WAY DEDICATION  
DOC. # 2017015586 OR

PARENT TRACT  
50.0 ACRES  
ROSEMARIE L. GREGORY, AS TRUSTEE OF THE  
GREGORY FAMILY REVOCABLE TRUST  
FROM ROSEMARIE L. GREGORY, AS HER SOLE  
AND SEPARATE PROPERTY  
DOCUMENT NO. 201899014908, OPR  
05/18/2018

REVISION DATE		DESCRIPTION			BY
PARCEL NO.	DEED ACREAGE	ACQUIRED ACRES (SQ. FT.)	ABSTRACT	ACQ. ACRES (SQ. FT.) IN ORIGINAL SURVEY	REMAINDER ACREAGE
1-2		0.1275 (5,554)	103	N/A	

## PARCEL PLAT SHOWING PARCEL 1-2 (EASEMENT PARCEL)

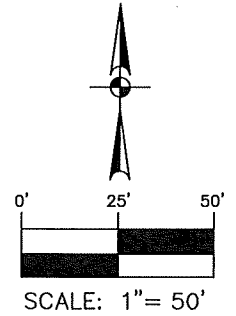
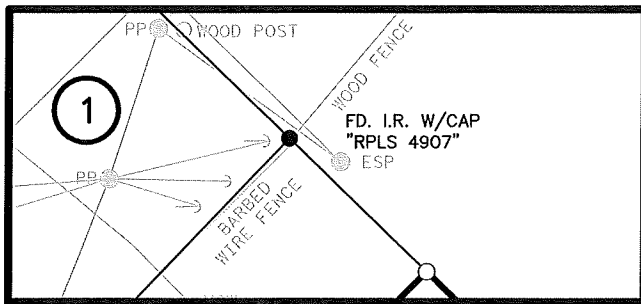
CITY	COUNTY	STATE	ORIGINAL DATE	ROAD NAME
NEW BRAUNFELS	GUADALUPE	TEXAS	AUGUST 26 2020	W KLEIN RD
	SCALE	R.O.W.		PAGE NO.
	1"=50'			1 OF 2

**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

# EXHIBIT "B"

DETAIL 'A'  
SCALE 1"=20'



9.0393 ACRE  
TERI SCRIBNER  
VOLUME 1376, PAGE 577, OR  
09/14/1998

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

10.243 ACRES  
GRACE HAMBRICK  
VOLUME 2073, PAGE 47, OR  
10/05/2004

SEE DETAIL 'A'

P.O.B.

1-2

PROPOSED 15'  
UTILITY EASEMENT

SARAH DEWITT  
SURVEY NO. 48  
ABSTRACT 103

P.O.C.

FD. 1"  
PIPE

PARENT TRACT  
50.0 ACRES  
ROSEMARIE L. GREGORY, AS TRUSTEE OF THE  
GREGORY FAMILY REVOCABLE TRUST  
FROM ROSEMARIE L. GREGORY, AS HER SOLE AND  
SEPARATE PROPERTY  
DOCUMENT 201899014908, OR  
05/18/2018

**W ZIPP RD**  
(60' WIDE R.O.W.)

MATCH LINE PAGE 1 OF 2

EXISTING R.O.W.  
N45°02'47"E 122.79'  
PROPOSED R.O.W.  
S45°02'45"W 122.79'



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 1-2 (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