

EXHIBIT A

PROPERTY DESCRIPTION  
FOR PARCEL 13 – 1  
(RIGHT-OF-WAY PARCEL)

A 0.0639 of an acre (2,783 square feet) tract of land out of that called 2.832 acre tract (Tract 17), comprised of a 1.251 acre tract of land, Lot 1R, Block 1 of the Moeller Subdivision, recorded in Volume 6, Page 130 of the Plat Records of Guadalupe County, Texas, a 0.808 acre tract of land, a part of Lot 2R, Block 1 of said Moeller Subdivision, a 0.772 acre tract of land, part of Lot 3, Block 1, of the Moeller Subdivision – Unit Two, recorded in Volume 5, Page 113A of the Plat Records of Guadalupe County, Texas. Said 2.832 acre tract described in a deed executed December, 5, 2018 from Fischer's Market Investments, LLC., a Texas limited liability company, to Juniper Ventures of Texas, LLC., a Texas limited liability company, recorded in Document No. 201899027664 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 0.0639 of an acre tract being more fully described as follows:

COMMENCING at a found Type II monument at the northeast cutback corner of said 2.832 acre tract, at the intersection of the southwest right-of-way line of F.M. 725, a variable width right-of-way, with the southeast right-of-way line of W. Klein Road, a variable width right-of-way;

THENCE, North 88°56'23" West, along and with the north cutback line of said 2.832 acre tract, a distance of 64.16 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 (variable width right-of-way) and the POINT OF BEGINNING of the herein described Parcel 13-1. Said point having surface coordinates of N 13,792,160.10 and E 2,256,329.19;

- (1) THENCE, South 44°16'55" West, departing said north cutback line, along and with the proposed southeast right-of-way line of W Klein Rd, a distance of 154.12 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" on the northeast line of said Lot 3, and the southwest line of said Lot 1R;
- (2) THENCE, South 41°37'43" East, along and with the northeast line of said Lot 3 and the southwest line of said Lot 1R, a distance of 5.26 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson";
- (3) THENCE, South 44°16'55" West, along and with the proposed southeast right-of-way line of W Klein Rd, a distance of 75.48 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" on the northeast line of that calculated 4.828 acres described in deed dated January 1, 2015 to Char Mar Limited Partnership recorded in Document Number 2015001685 of the Official Records of Guadalupe County, Texas and the southwest line of said 2.832 acre tract;

EXHIBIT A

- (4) THENCE, North 41°24'52" West, along and with said common line, a distance of 16.47 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), the north corner of said 4.828 acre tract and the west corner of said 2.832 acre tract;

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

- (5) North 44°37'40" East, a distance of 75.39 feet to a found ½ inch iron rod;
- (6) North 44°28'02" East, a distance of 143.71 feet to a found Type II monument at the northwest cutback corner of said 2.832 acre tract at the intersection of W Klein Rd and F.M. 725 (variable width right-of-way);
- (7) THENCE, South 88°56'23" East, along the north cutback line of said 2.832 acre tract, a distance of 14.07 feet to the POINT OF BEGINNING and containing 0.0639 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

REVISED: July 30, 2021

JOB NO. 51030-03

DOC. ID. \\sat-file3\N\Transpo\Civil\51030-03\Word\Parcel 13 - Part 1.docx

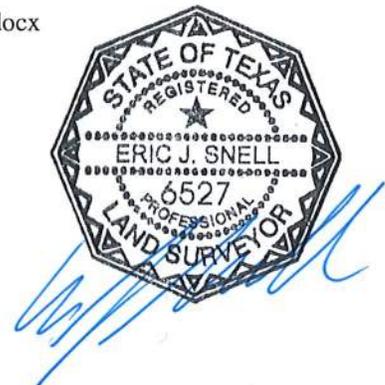


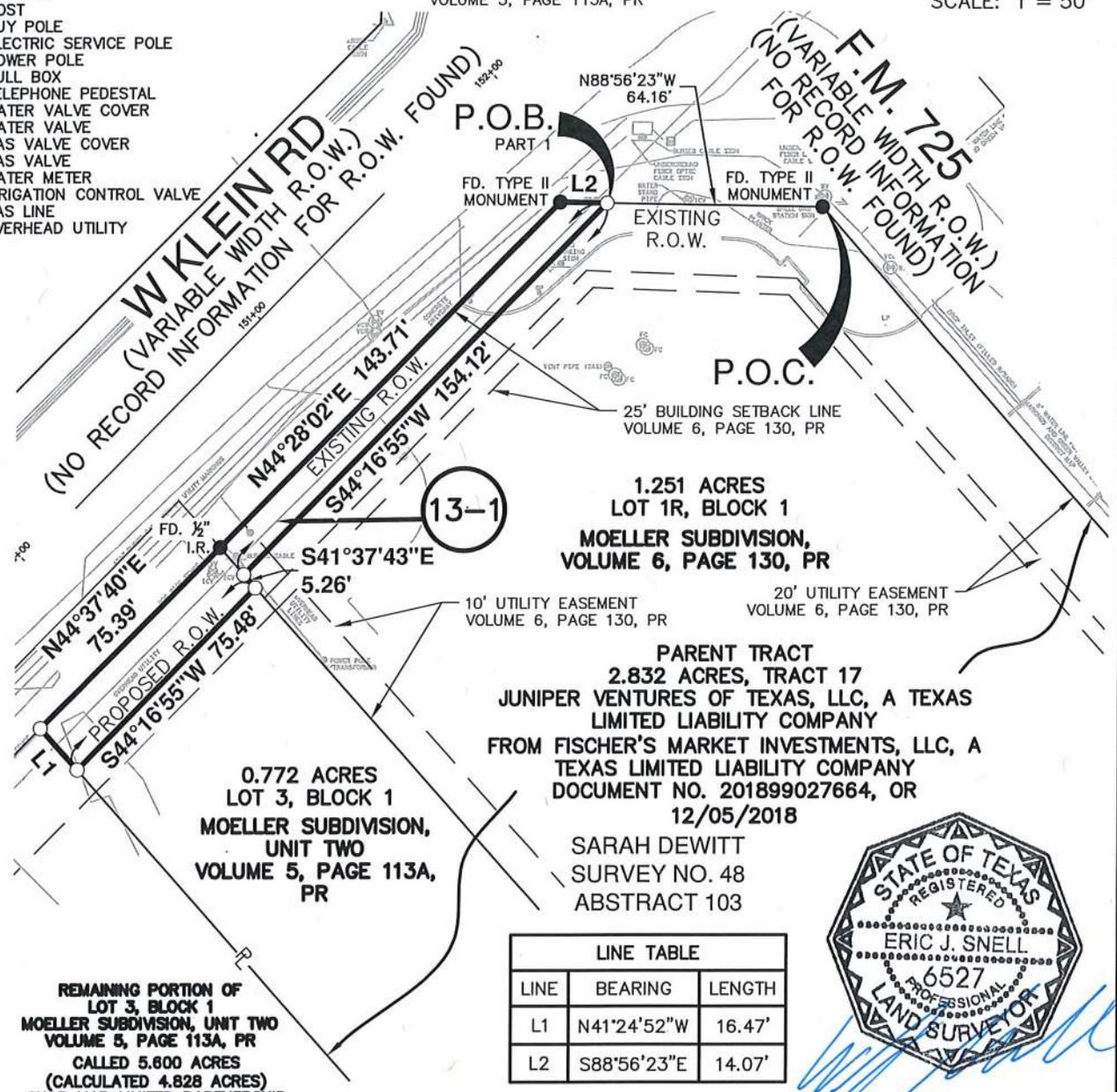
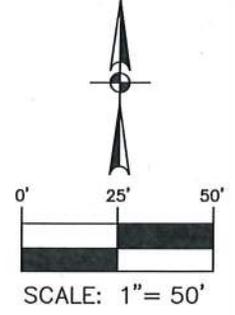
EXHIBIT "B"

**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
- ⊕ GUY ANCHOR
- ⊞ MB MAILBOX
- ⊞ POST
- ⊞ GUY POLE
- ⊞ GPL ELECTRIC SERVICE POLE
- ⊞ ESP POWER POLE
- ⊞ PP PULL BOX
- ⊞ TELEPHONE PEDESTAL
- ⊞ WATER VALVE COVER
- ⊞ WV WATER VALVE
- ⊞ GV GAS VALVE COVER
- ⊞ GAS VALVE
- ⊞ WM WATER METER
- ⊞ ICV IRRIGATION CONTROL VALVE
- G— GAS LINE
- OH E— OVERHEAD UTILITY

**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.
- (D) 0.198 OF AN ACRE RIGHT-OF-WAY DEDICATION VOLUME 5, PAGE 113A, PR



REMAINING PORTION OF  
LOT 3, BLOCK 1  
MOELLER SUBDIVISION, UNIT TWO  
VOLUME 5, PAGE 113A, PR  
CALLED 5.600 ACRES  
(CALCULATED 4.828 ACRES)  
CHAR MAR LIMITED PARTNERSHIP  
DOCUMENT 2015001685, OR  
01/15/2015

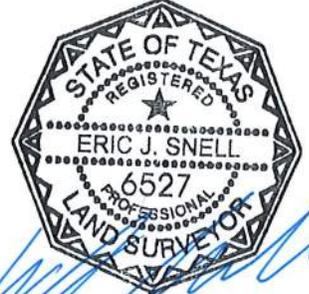
1.251 ACRES  
LOT 1R, BLOCK 1  
MOELLER SUBDIVISION,  
VOLUME 6, PAGE 130, PR

20' UTILITY EASEMENT  
VOLUME 6, PAGE 130, PR

PARENT TRACT  
2.832 ACRES, TRACT 17  
JUNIPER VENTURES OF TEXAS, LLC, A TEXAS  
LIMITED LIABILITY COMPANY  
FROM FISCHER'S MARKET INVESTMENTS, LLC, A  
TEXAS LIMITED LIABILITY COMPANY  
DOCUMENT NO. 201899027664, OR  
12/05/2018

SARAH DEWITT  
SURVEY NO. 48  
ABSTRACT 103

LINE TABLE		
LINE	BEARING	LENGTH
L1	N41°24'52"W	16.47'
L2	S88°56'23"E	14.07'



REVISION DATE	DESCRIPTION				BY
JULY 30, 2021	REVISED GEOMETRY				VMR
PARCEL NO.	DEED ACREAGE	ACQUIRED ACRES (SQ. FT.)	ABSTRACT	ACQ. ACRES (SQ. FT.) IN ORIGINAL SURVEY	REMAINDER ACREAGE
13-1	2.832	0.0639 (2,783)	103	N/A	2.768 LT

PARCEL PLAT SHOWING  
**PARCEL 13-1 (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 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 #10028900

Date: Jul 30, 2021, 3:31pm User ID: vRetand File: N:\Transpo\Chw\51030-03.dwg Parcel 13-Part 1.dwg

EXHIBIT A

PROPERTY DESCRIPTION  
FOR PARCEL 13-2  
(EASEMENT PARCEL)

A 0.1024 of an acre (4,460 square feet) tract of land out of that called 2.832 acre tract (Tract 17), comprised of a 1.251 acre tract of land, Lot 1R, Block 1 of the Moeller Subdivision, recorded in Volume 6, Page 130 of the Plat Records of Guadalupe County, Texas, a 0.808 acre tract of land, a part of Lot 2R, Block 1 of said Moeller Subdivision, a 0.772 acre tract of land, part of Lot 3, Block 1, of the Moeller Subdivision – Unit Two, recorded in Volume 5, Page 113A of the Plat Records of Guadalupe County, Texas. Said 2.832 acre tract described in a deed executed December, 5, 2018 from Fischer's Market Investments, LLC., a Texas limited liability company, to Juniper Ventures of Texas, LLC., a Texas limited liability company, recorded in Document No. 201899027664 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 0.1024 of an acre tract being more fully described as follows:

COMMENCING at a found Type II monument at the northeast cutback corner of said 2.832 acre tract, at the intersection of the southwest right-of-way line of F.M. 725, a variable width right-of-way, with the southeast right-of-way line of W. Klein Road, a variable width right-of-way;

THENCE, North 88°56'23" West, along and with the north cutback line of said 2.832 acre tract and, a distance of 36.37 feet to the POINT OF BEGINNING of the herein described Parcel 13-2. Said point having surface coordinates of N 13,792,159.59 and E 2,256,356.98;

- (1) THENCE, South 44°16'55" West, departing said north cutback line, over and across said 2.832 acre tract, a distance of 250.13 feet to a point on the southwest line of said 2.832 acre tract, the northeast line of that calculated 4.828 acres described in deed dated January 1, 2015 to Char Mar Limited Partnership recorded in Document Number 2015001685 of the Official Records of Guadalupe County, Texas and the southwest line of said 2.832 acre tract;
- (2) THENCE, North 41°24'52" West, along and with said common line, a distance of 15.04 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 (variable width right-of-way), the northeast line of said 4.828 acre tract and the southwest line of said 2.832 acre tract;

THENCE, departing said common line, over and across said 2.832 acre tract, the following courses and distances:

- (3) North 44°16'55" East, a distance of 75.48 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" on the northeast line of said Lot 3, the southwest line of Lot 1R;

EXHIBIT A

- (4) North 41°37'43" West, a distance of 5.26 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson";
- (5) North 44°16'55" East, a distance of 154.12 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" on the north cutback line of said 2.832 acre tract;
- (6) THENCE, South 88°56'23" East, along and with said north cutback line, a distance of 27.78 feet to the POINT OF BEGINNING and containing 0.1024 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  
REVISED: July 30, 2021  
JOB NO. 51030-03  
DOC. ID. N:\Transpo\Civil\51030-03\Word\Parcel 13 - Part 2.docx

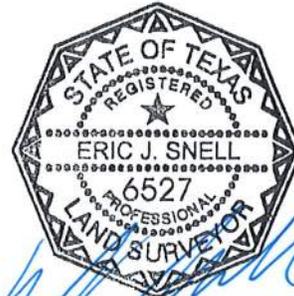


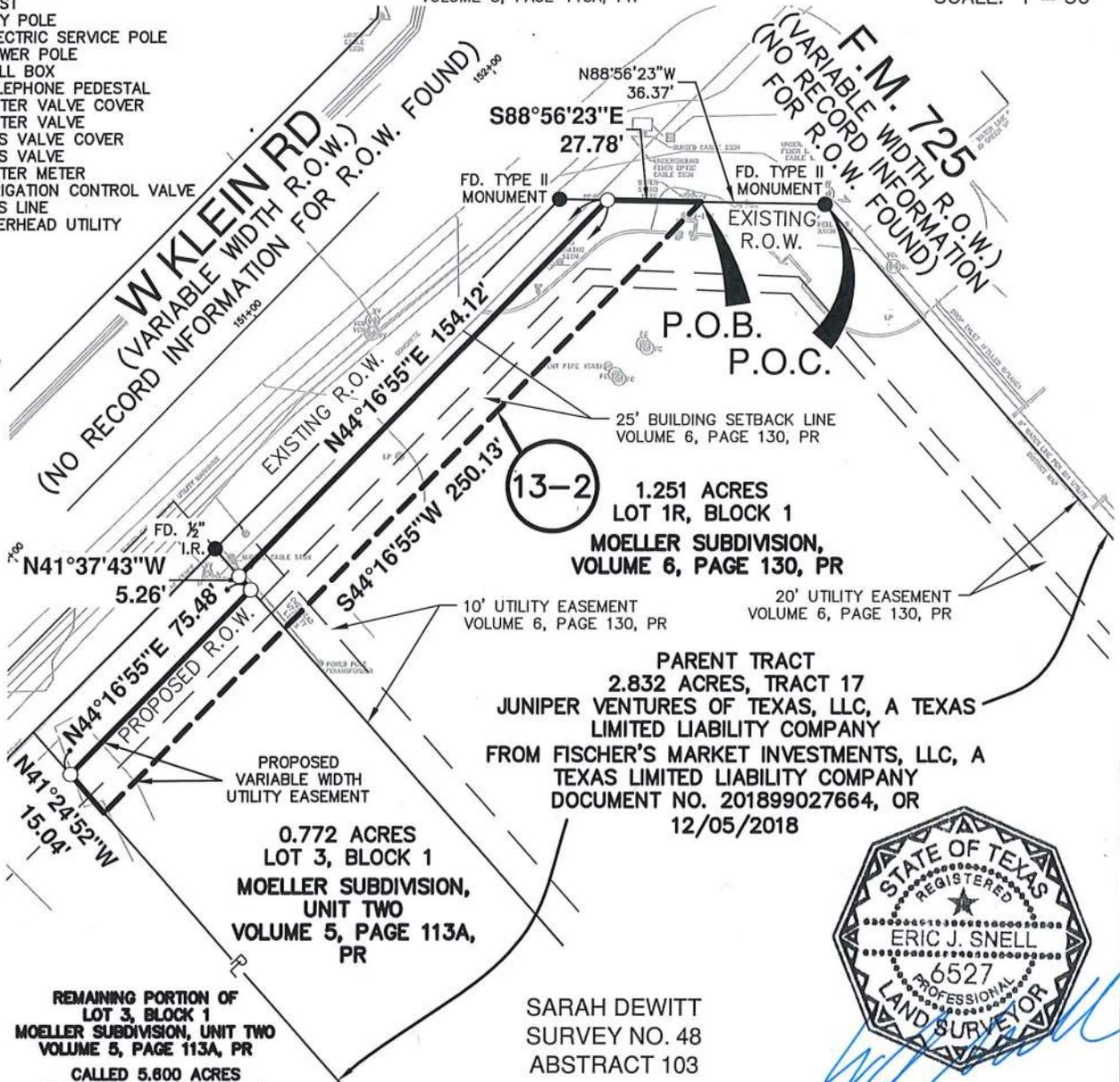
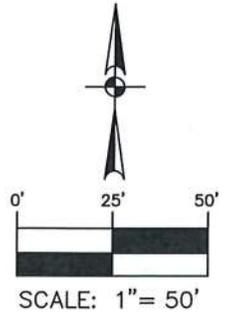
EXHIBIT "B"

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
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- ⊕ TELEPHONE PEDESTAL
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- ⊕ WATER METER
- ⊕ IRRIGATION CONTROL VALVE
- G— GAS LINE
- OH E— OVERHEAD UTILITY

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.
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- (D) 0.198 OF AN ACRE RIGHT-OF-WAY DEDICATION VOLUME 5, PAGE 113A, PR



REMAINING PORTION OF  
LOT 3, BLOCK 1  
MOELLER SUBDIVISION, UNIT TWO  
VOLUME 5, PAGE 113A, PR  
CALLED 5.800 ACRES  
(CALCULATED 4.828 ACRES)  
CHAR MAR LIMITED PARTNERSHIP  
DOCUMENT 2015001685, OR  
01/15/2015

PARENT TRACT  
2.832 ACRES, TRACT 17  
JUNIPER VENTURES OF TEXAS, LLC, A TEXAS  
LIMITED LIABILITY COMPANY  
FROM FISCHER'S MARKET INVESTMENTS, LLC, A  
TEXAS LIMITED LIABILITY COMPANY  
DOCUMENT NO. 201899027664, OR  
12/05/2018

SARAH DEWITT  
SURVEY NO. 48  
ABSTRACT 103

REVISION DATE	DESCRIPTION	BY			
07-30-21	REVISED GEOMETRY	VMR			
05-27-21	REMOVED LINE TABLE	VMR			
PARCEL NO.	DEED ACREAGE	ACQUIRED ACRES (SQ. FT.)	ABSTRACT	ACQ. ACRES (SQ. FT.) IN ORIGINAL SURVEY	REMAINDER ACREAGE
13-2	2.832	0.1024 (4,460)	103	N/A	

PARCEL PLAT SHOWING PARCEL 13-2 (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 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

Date: Jul 30, 2021, 2:44pm User ID: VRetana File: N:\Transpa\Civil\51030-03\dwg\Parcels\Parcel 13-Part 2.dwg



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

August 31, 2020

Juniper Ventures of Texas, LLC DBA Pit Stop Food Mart #17  
PO Box 310339  
New Braunfels, TX 78131-0339

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](mailto:Ngarza@nbtexas.org).

Property Address/Location:

2718 FM 725  
New Braunfels, TX 78130  
LOT 1 -R BLK 1 ADDN MOELLER #1 1.2510 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

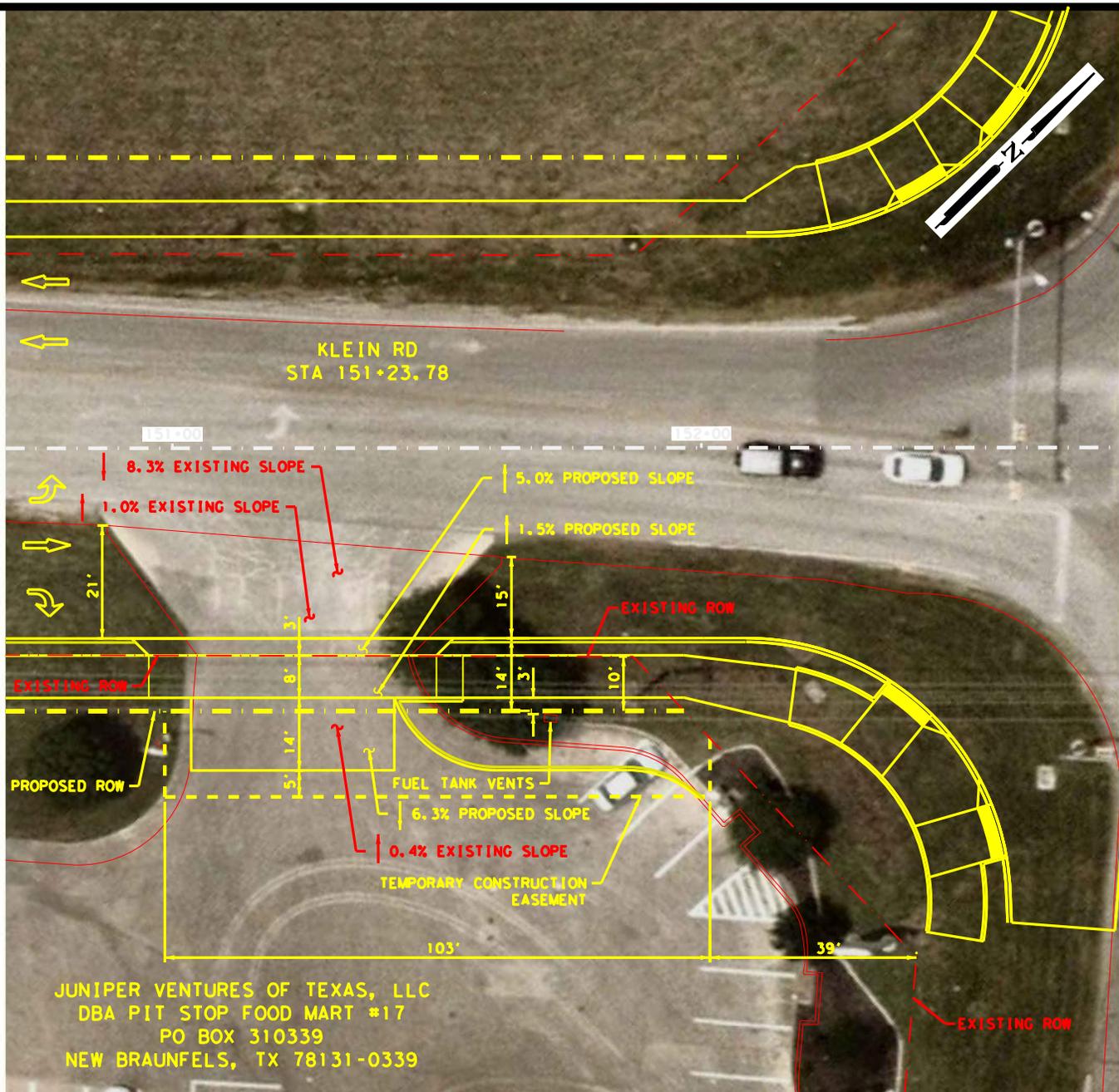
\_\_\_\_\_  
Date

Property Address/Location:

2718 FM 725  
New Braunfels, TX 78130  
LOT 1 -R BLK 1 ADDN MOELLER #1 1.2510 AC

Owner and Address:

Juniper Ventures of Texas, LLC DBA Pit Stop Food Mart #17  
PO Box 310339  
New Braunfels, TX 78131-0339



**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

<b>TEMPORARY CONSTRUCTION EASEMENT</b>				
2718 FM 725 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.	REVISED	PAGE NO.
	1" = 30'		JULY 30 2021	