

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





PR  
OR  
F.M.  
N.T.S.  
P.O.B.  
P.O.C.  
R.O.W.

PLAT RECORDS OF GUADALUPE COUNTY, TEXAS  
OFFICIAL RECORDS OF GUADALUPE COUNTY, TEXAS  
FARM TO MARKET ROAD  
NOT TO SCALE  
POINT OF BEGINNING  
POINT OF COMMENCEMENT  
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  
ELECTRIC SERVICE POLE  
POWER POLE  
PULL BOX  
TELEPHONE PEDESTAL  
WATER VALVE COVER  
WATER VALVE  
GAS VALVE COVER  
GAS VALVE  
WATER METER  
IRRIGATION CONTROL VALVE  
GAS LINE  
OVERHEAD UTILITY

STATE OF TEXAS  
REGISTERED  
★  
ERIC J. SNELL  
6527  
PROFESSIONAL  
LAND SURVEYOR

LOT 1  
BLOCK 1  
DOVE CROSSING  
SURDIVISION UNIT 1



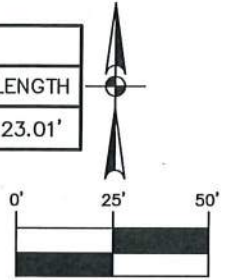
## EXHIBIT "B"

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

**NOTES:**

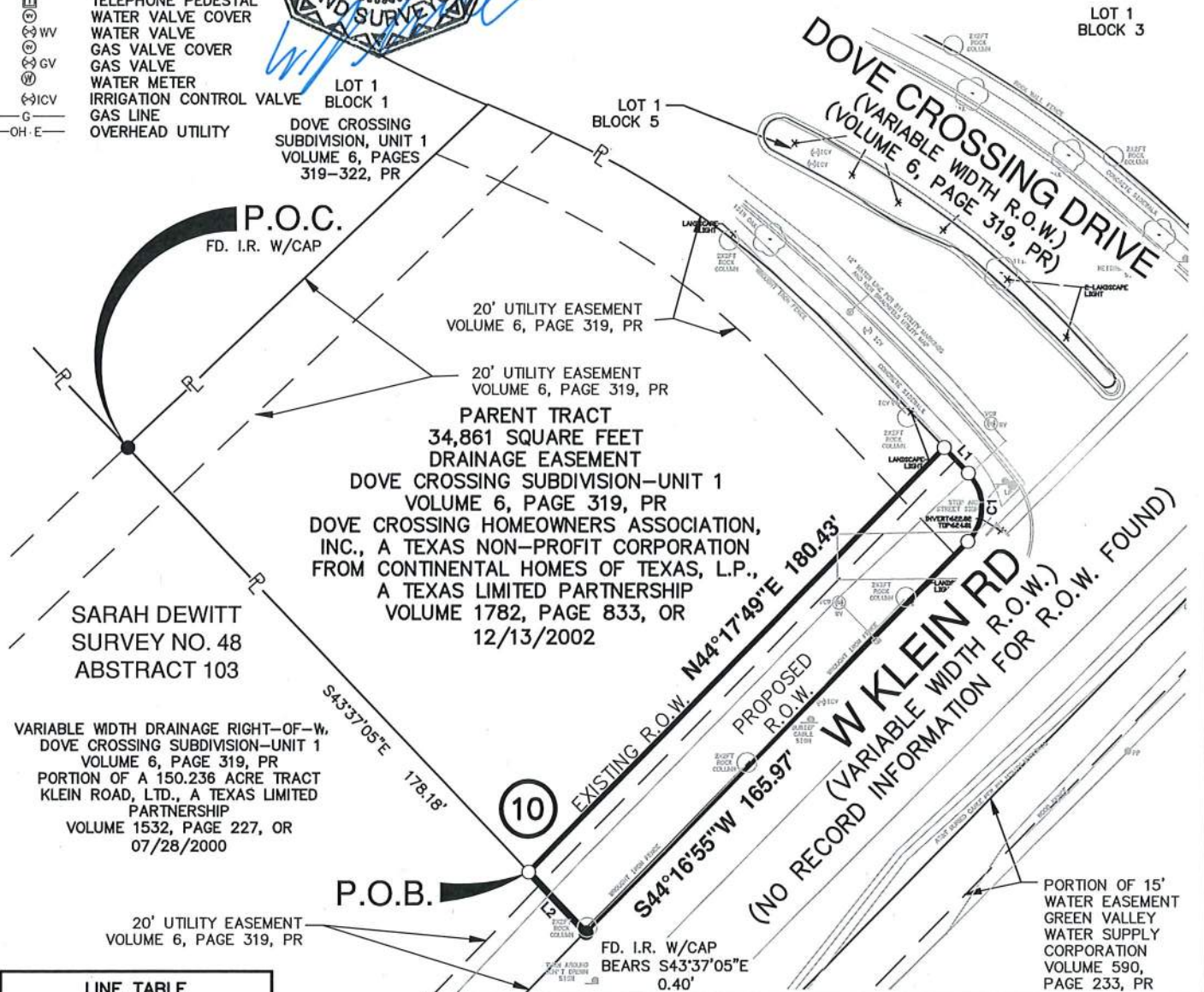
1) ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET WITH A SURFACE ADJUSTMENT FACTOR OF 1.00012 APPLIED.

2) A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.



SCALE: 1" = 50'

LOT 1  
BLOCK 3



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



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
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