

EXHIBIT A

PROPERTY DESCRIPTION  
FOR PARCEL 15  
(RIGHT-OF-WAY PARCEL)

A 0.0072 of an acre (312 square feet) tract of land out of that calculated 0.3553 of an acre tract Lot 3, Block 2, Whispering Valley Unit One recorded in Volume 4, Page 176 of the Plat Records of Guadalupe County, Texas. Said 0.3553 of an acre tract described in a deed executed November 26, 2014 from Christopher T. Bacon and Cynthia Jane Bacon, each person dealing in their separate property to Robert Paul Bacon, a married person dealing in his separate property, recorded in Document 2014021802 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 0.0072 of an acre tract being more fully described as follows:

COMMENCING at a found iron rod with cap marked "JB Eng 3116" on the southwest right-of-way line of Quail Ridge Drive, a 50-foot wide right-of-way, recorded in Volume 4, Page 176, and the west corner of Lot 4 of said Block 2 of said and the north corner of said Lot 3;

THENCE, South 48°07'10" East, along and with the common line of said Lot 3 and said Quail Ridge Drive, a distance of 86.49 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" and the POINT OF BEGINNING of the herein described Parcel 15. Said point having surface coordinates of N 13,790,469.96 and E 2,254,521.74;

- (1) THENCE, South 48°07'10" East, continuing along said common line, a distance of 25.00 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" at the intersection of the northwest right-of-way line of W Klein Rd, a variable width right-of-way, and the southwest right-of-way line of said Quail Ridge Drive;
- (2) THENCE, South 44°20'28" West, along and with said common line, a distance of 25.00 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" and from which a found ¾ inch iron rod at the south corner of said Lot 3 bears South 44°20'28" West, a distance of 113.43 feet;
- (3) THENCE, North 01°53'21" West, departing the northwest right-of-way line of said W Klein Rd, over and across said Lot 3, a distance of 34.59 feet to the POINT OF BEGINNING and containing 0.0072 acres in the City of New Braunfels, Guadalupe County, Texas.

Parcel 15  
Original: August 26, 2020

## 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: August 26, 2020  
JOB NO. 51030-03  
DOC. ID. N:\Transpo\Civil\51030-03\Word\Parcel 14.docx



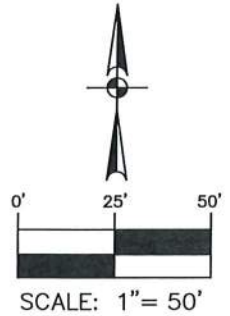
# EXHIBIT "B"

## LEGEND:

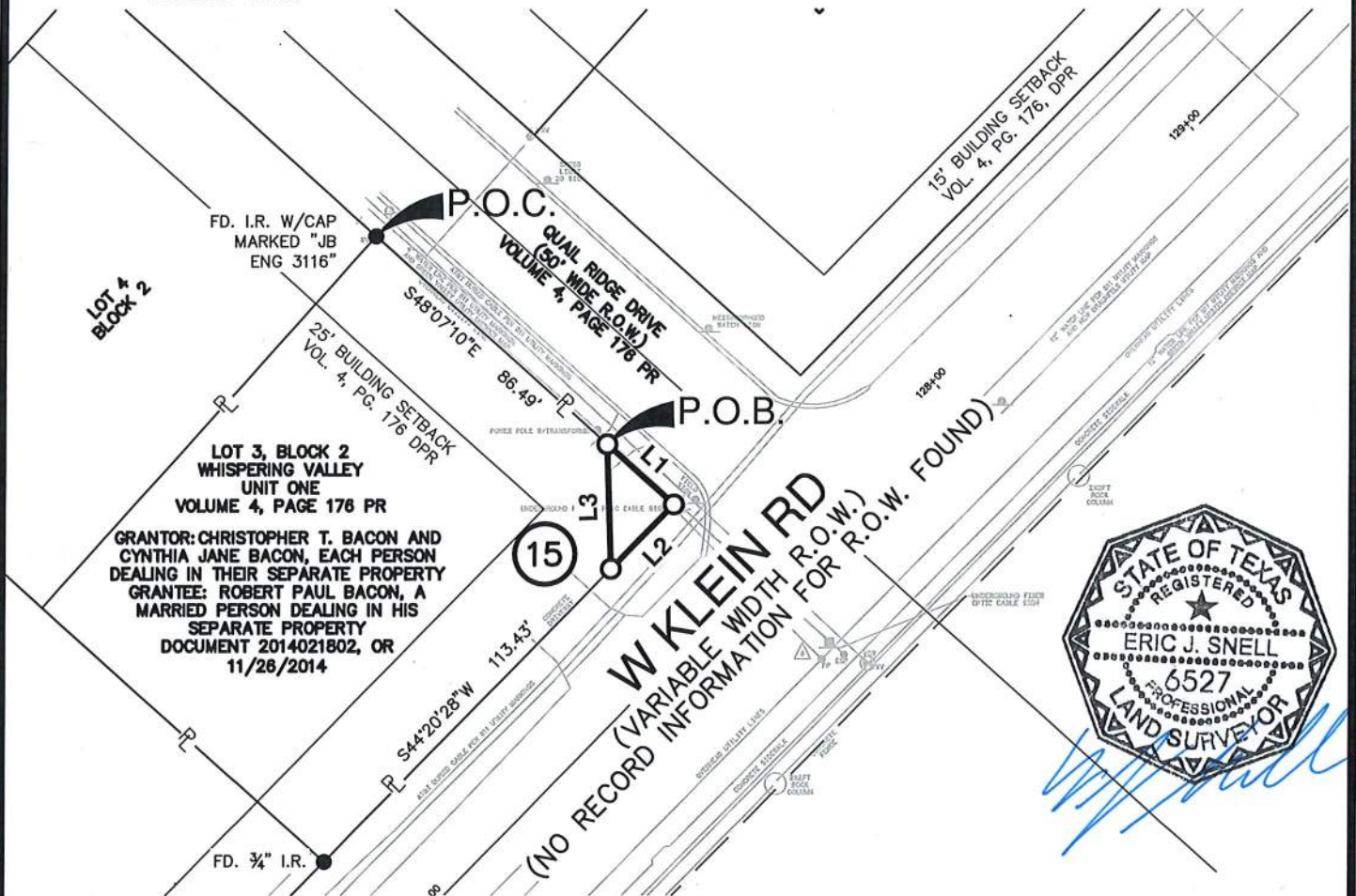
P.O.B. POINT OF BEGINNING  
P.O.C. POINT OF COMMENCEMENT  
PR PLAT RECORDS OF GUADALUPE COUNTY, TEXAS  
OR OFFICIAL RECORDS OF GUADALUPE COUNTY, TEXAS  
F.M. FARM TO MARKET ROAD  
N.T.S. NOT TO SCALE  
R.O.W. RIGHT-OF-WAY  
○ FOUND MONUMENTATION AS NOTED  
● SET 1/2" IRON ROD WITH PAPE-DAWSON CAP  
—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



LINE TABLE		
LINE	BEARING	LENGTH
L1	S48°07'10"E	25.00'
L2	S44°20'28"W	25.00'
L3	N01°53'21"W	34.59'



REVISION DATE		DESCRIPTION				BY
PARCEL NO.	DEED ACREAGE	ACQUIRED ACRES (SQ. FT.)	ABSTRACT	ACQ. ACRES (SQ. FT.) IN ORIGINAL SURVEY	REMAINDER ACREAGE	
15	0.3553	0.0072 (312)	103	N/A	0.3481 LT	
PARCEL PLAT SHOWING PARCEL 15 (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 #10028600



550 LANDA STREET, NEW BRAUNFELS, COMAL COUNTY, TEXAS 78130 | [WWW.NBTexas.ORG](http://WWW.NBTexas.ORG)

August 31, 2020

Robert Paul Bacon  
309 Woodlake  
McQueeney, TX 78123

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

Dear Mr. Bacon,

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:

2446 Quail Ridge Dr  
New Braunfels, TX 78130  
LOT 3 BLK 2 ADDN WHISPERING VALLEY





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.

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Signature

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Printed Name of Owner, Agent, or Trustee

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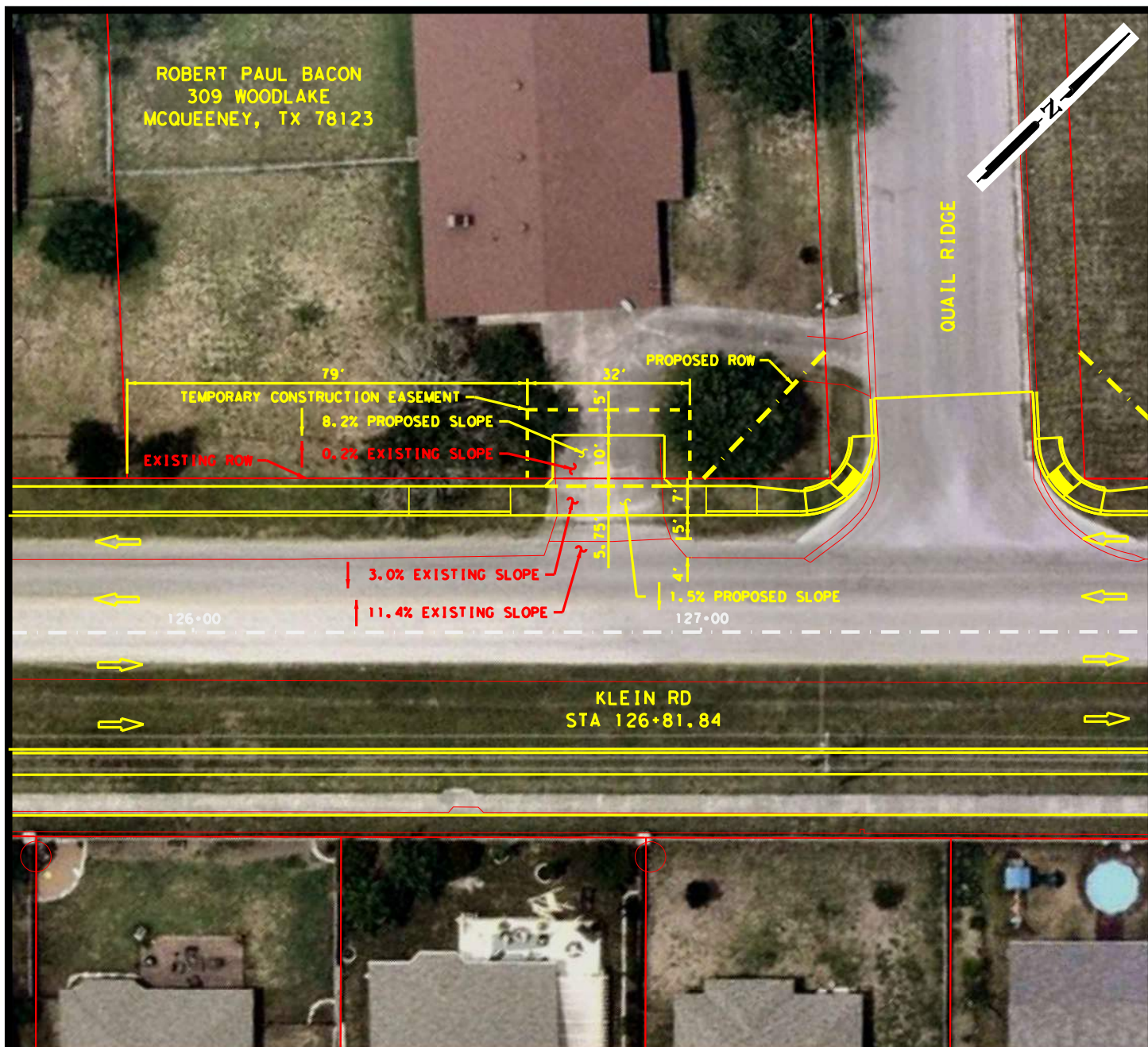
Date

Property Address/Location:

2446 Quail Ridge Dr  
New Braunfels, TX 78130  
LOT 3 BLK 2 ADDN WHISPERING VALLEY

Owner and Address:

Robert Paul Bacon  
309 Woodlake  
McQueeney, TX 78123



### LEGEND

	PROJECT ALIGNMENT		PROPOSED IMPROVEMENTS
	PROPOSED ROW		EXISTING IMPROVEMENTS
	EXISTING ROW		TREES & SHRUBS
	PROPERTY LINE		MAILBOX
	GRADE BREAK		
	TEMPORARY CONSTRUCTION EASEMENT		
	TRAFFIC FLOW		
	DITCH FLOW		

**PAPE-DAWSON  
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TEMPORARY CONSTRUCTION EASEMENT  
2446 QUAIL RIDGE DR 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'			