

EXHIBIT A

PROPERTY DESCRIPTION
FOR PARCEL 6-1
(RIGHT-OF-WAY PARCEL)

A 0.1669 of an acre (7,271 square feet) tract of land out of that called 3.815 acre tract, Lot 4A, Block 1, Replat of Lot 4 Moeller Subdivision – Unit Three, recorded in Volume 6, Page 512 of the Plat Records of Guadalupe County, Texas, described in deed executed on March 27, 2014 from Enrique T. Regalado and wife, Debra A. Regalado to Domingo Villareal and wife Claudia Villareal, recorded in Volume 4208, Page 553 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 0.1669 of an acre tract being more fully described as follows;

COMMENCING at a found ½ inch iron rod on the south corner of said Lot 4A, the east corner of a called 5.500 acre tract described in a deed recorded in Document No. 2015024316 of the Official Records of Guadalupe County, Texas;

THENCE, North 45°59'54" West, along and with the common line of said Lot 4A and said 5.500 acre tract, a distance of 771.37 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 and the POINT OF BEGINNING of the herein described Parcel 6-1. Said point having surface coordinates of N 13,789,471.17 and E 2,253,726.00;

- (1) THENCE, North 45°59'54" West, along and with said common line, a distance of 34.99 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);

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

- (2) North 44°03'50" East, a distance of 70.48 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson";
- (3) North 44°36'37" East, continuing along the existing southeast right-of-way line of W Klein Rd, a distance of 136.96 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" at the north corner of said Lot 4A, and on the southwest line of a called 5.00 acre tract recorded in Volume 4087, Page 362 of the Official Records of Guadalupe County, Texas;
- (4) THENCE, South 45°52'06" East, departing the existing southeast right-of-way line of W Klein Rd, along and with the common line of said Lot 4A and said 5.00 acre tract, a distance of 34.68 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson";

EXHIBIT A

- (5) THENCE, South 44°20'28" West, departing said common line, over and across said Lot 4A, along and with the proposed southeast right-of-way line of W Klein Rd, a distance of 207.3 feet to the POINT OF BEGINNING and containing 0.1669 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
ORIGINAL DATE: August 26, 2020
JOB NO. 51030-03
DOC. ID. N:\Transpo\Civil\51030-03\Word\Parcel 6 - 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
— 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
— WICV WATER METER
— IICV IRRIGATION CONTROL VALVE
— G GAS LINE
— OH E OVERHEAD UTILITY

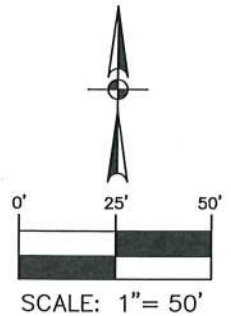
EXHIBIT "B"

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.

(A) 0.033 OF AN ACRE ROAD DEDICATION RECORDED IN VOLUME 6, PAGE 512, PR



WHISPERING VALLEY,
UNIT THREE
VOLUME 7, PAGE 119, PR

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

5.00 ACRES
JOSE A. MORALES AND WIFE,
SANDRA A. MORALES
VOLUME 4087, PAGE 382, OR
05/21/2013

PORTION OF 0.419 ACRE
DISTRIBUTION EASEMENT
GUADALUPE VALLEY ELECTRIC
COOPERATIVE, INC. VOLUME
1248, PAGE 688 PR

LOT 4A, BLOCK 1
REPLAT OF LOT 4
MOELLER SUBDIVISION, UNIT THREE
VOLUME 6, PAGE 512, PR

PARENT TRACT
3.815 ACRES
DOMINGO VILLARREAL AND
WIFE, CLAUDIA VILLARREAL
FROM ENRIQUE T. REGALADO
AND WIFE, DEBRA A.
REGALADO
VOLUME 4208, PAGE 553, OR
03/27/2014

LINE TABLE		
LINE	BEARING	LENGTH
L1	N45°59'54"W	34.99'
L2	S45°52'06"E	34.68'

SARAH DEWITT
SURVEY NO. 48
ABSTRACT 103

5.500 ACRES
DEBBIE LEE WINSLOW, A SINGLE
WOMAN
DOCUMENT NO. 2015024316, OR
10/22/2015



**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

P.O.C. FD. 1/2" I.R.

REVISION DATE		DESCRIPTION			BY
PARCEL NO.	DEED ACREAGE	ACQUIRED ACRES (SQ. FT.)	ABSTRACT	ACQ. ACRES (SQ. FT.) IN ORIGINAL SURVEY	REMAINDER ACREAGE
6-1	3.815	0.1669 (7,271)	103	N/A	3.6481 LT
PARCEL PLAT SHOWING PARCEL 6-1 (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

EXHIBIT A

PROPERTY DESCRIPTION
FOR PARCEL 6-2
(EASEMENT PARCEL)

A 0.0714 of an acre (3,110 square feet) tract of land out of that called 3.815 acre tract, Lot 4A, Block 1, Replat of Lot 4 Moeller Subdivision – Unit Three, recorded in Volume 6, Page 512 of the Plat Records of Guadalupe County, Texas, described in deed executed on March 27, 2014 from Enrique T. Regalado and wife, Debra A. Regalado to Domingo Villareal and wife Claudia Villareal, recorded in Volume 4208, Page 553 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 0.0714 of an acre tract being more fully described as follows;

COMMENCING at a found ½ inch iron rod on the south corner of said Lot 4A, the east corner of a called 5.500 acre tract described in a deed recorded in Document No. 2015024316 of the Official Records of Guadalupe County, Texas;

THENCE, North 45°59'54" West, along and with the common line of said Lot 4A and said 5.500 acre tract, a distance of 756.37 feet to the POINT OF BEGINNING of the herein described Parcel 6-2. Said point having surface coordinates of N 13,789,471.17 and E 2,253,726.00;

- (1) THENCE, North 45°59'54" West, along and with said common line, a distance of 15.00 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);
- (2) THENCE, North 44°20'28" East, departing said common line, over and across said Lot 4A, along and with the proposed W Klein Rd, a distance of 207.36 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" on the northeast line of said Lot 4A, and on the southwest line of a called 5.00 acre tract recorded in Volume 4087, Page 362 of the Official Records of Guadalupe County, Texas;
- (3) THENCE, South 45°52'06" East, departing the proposed southeast right-of-way line of W Klein Rd, along and with the common line of said Lot 4A and said 5.00 acre tract, a distance of 15.00 feet to a point;

EXHIBIT A

- (4) THENCE, South 44°20'28" West, departing said common line, along, over and across said Lot 4A, a distance of 207.36 feet to the POINT OF BEGINNING and containing 0.0714 acres in the City of New Braunfels, Guadalupe County, Texas.

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Note: a parcel plat of even date was prepared in conjunction with this property description.

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2000 NW Loop 410, San Antonio, Texas, 78213
210-375-9000
ORIGINAL DATE: August 26, 2020
JOB NO. 51030-03
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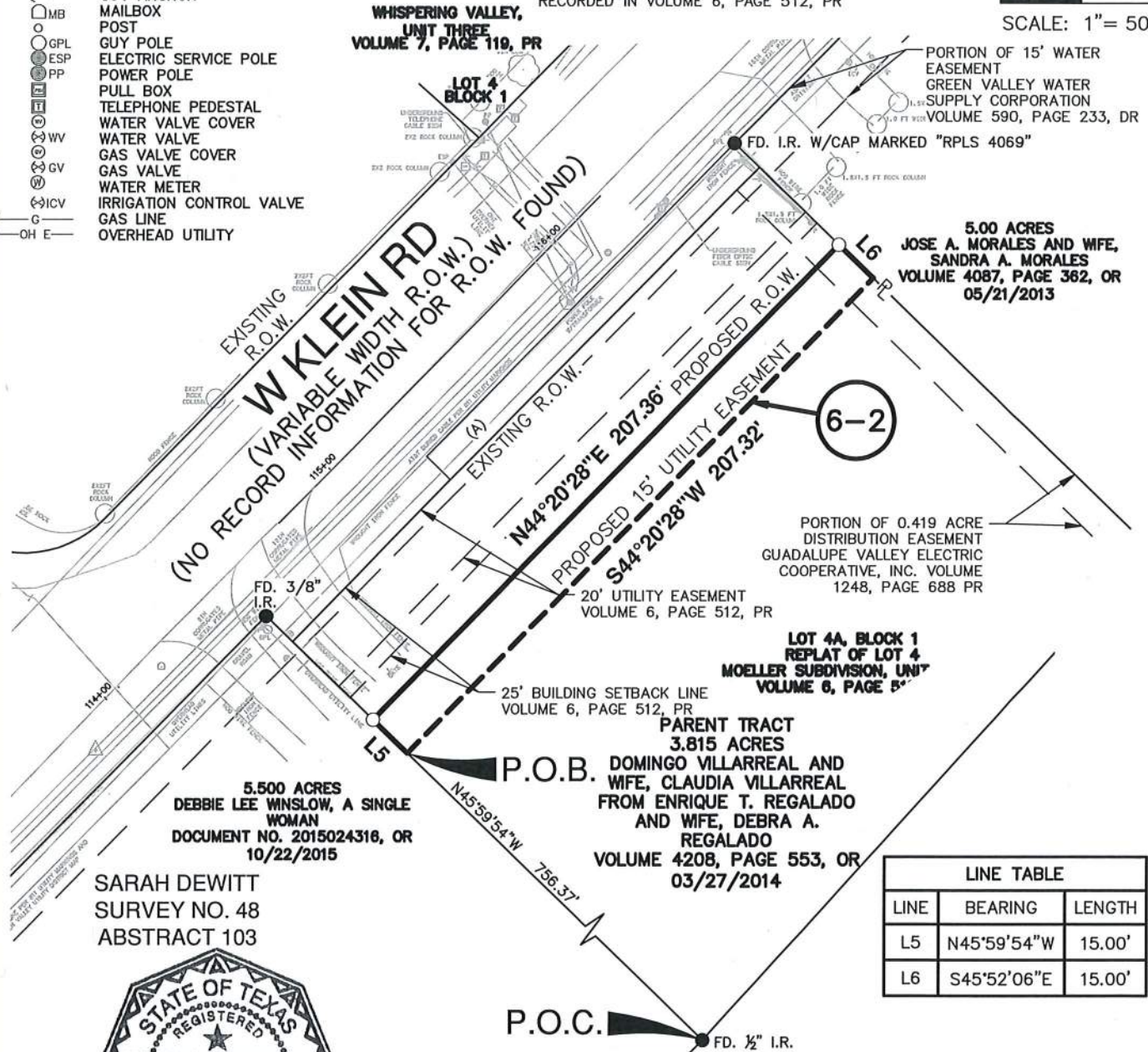
LEGEND:

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
— T PULL BOX
— TELEPHONE PEDESTAL
— WATER VALVE COVER
— WV WATER VALVE
— GV GAS VALVE COVER
— GV GAS VALVE
— WM WATER METER
— IICV IRRIGATION CONTROL VALVE
— G GAS LINE
— OH E OVERHEAD UTILITY

EXHIBIT "B"

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.
- (A) 0.033 OF AN ACRE ROAD DEDICATION RECORDED IN VOLUME 6, PAGE 512, PR



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

REVISION DATE		DESCRIPTION			BY
PARCEL NO.	DEED ACREAGE	ACQUIRED ACRES (SQ. FT.)	ABSTRACT	ACQ. ACRES (SQ. FT.) IN ORIGINAL SURVEY	REMAINDER ACREAGE
6-2	3.815	0.0714 (3,110)	103	N/A	
PARCEL PLAT SHOWING					
PARCEL 6-2 (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



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

September 1, 2020

Domingo & Claudia Villarreal
2423 Ridge Rock
New Braunfels, TX 78130

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. & Mrs. Villarreal,

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.

Property Address/Location:

409 W Klein Rd
New Braunfels, TX 78130
MOELLER #3, BLK 1, LOT 4-A 3.815 AC



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

September 1, 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

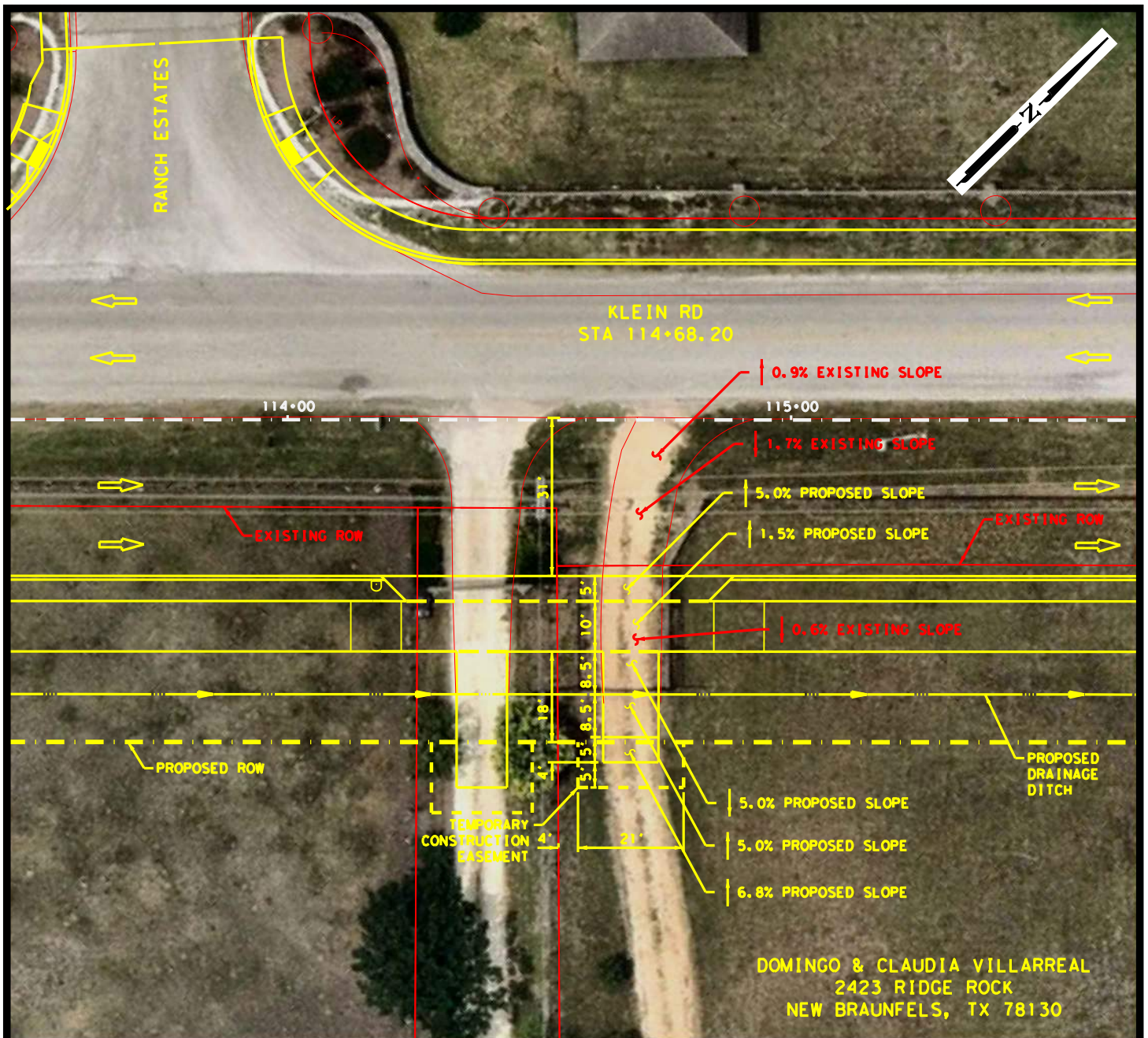
Date

Property Address/Location:

409 W Klein Rd
New Braunfels, TX 78130
MOELLER #3, BLK 1, LOT 4-A 3.815 AC

Owner and Address:

Domingo & Claudia Villarreal
2423 Ridge Rock
New Braunfels, TX 78130



DOMINGO & CLAUDIA VILLARREAL
2423 RIDGE ROCK
NEW BRAUNFELS, TX 78130

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		



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2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

TEMPORARY CONSTRUCTION EASEMENT

409 W KLEIN RD 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'			