

ORDINANCE NO. 2025-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS ABANDONING APPROXIMATELY 13,143 SQUARE FEET (0.302 ACRES) OF PUBLIC RIGHT-OF-WAY, LOCATED BETWEEN WEST SAN ANTONIO STREET AND LOOP 337, ACCORDING TO THE PROVISIONS OF CHAPTER 253, SECTION 253.001 OF THE TEXAS LOCAL GOVERNMENT CODE; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SAVINGS CLAUSE; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, the City of New Braunfels has street rights to a 13,143 square foot (0.302-acre) tract of land, more or less, being public right-of-way, located between West San Antonio Street and Loop 337, and said right-of-way being in the City of New Braunfels, Texas; and

WHEREAS, the City of New Braunfels, having received a request from David D. and Stephanie L. Feltmann, petitioning the City to consider the abandonment of said right-of-way; and

WHEREAS, after determining that there is no need for the City of New Braunfels or any other surrounding property owners to retain the street right-of-way, it is the decision of the City Council of the City of New Braunfels that action be taken to release same to David D. and Stephanie L. Feltmann in the proper and legal manner; and

WHEREAS, the fair market value of the land is determined to be Nineteen Thousand Eight Hundred Dollars (\$435,000.00) and thus by making the sale of the land to the abutting property owner, the City of New Braunfels will be complying with all sections of said Chapter 253, Section 253.001, and that the sale of said land in this particular instance has been determined by a fair appraisal and is conclusive of the fair market value thereof; **now, therefore;**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS:

SECTION 1

THAT the City of New Braunfels, acting by and through its City Manager shall execute a Deed without Warranty to David D. and Stephanie L. Feltmann, or their successor or assigns, conveying all of its right, title and interest in and to the public right-of-way and all rights in and to a 13,143 square foot (0.302-acre) tract of land, more or less, being public right-of-way located between West San Antonio Street and Loop 337,

and said right-of-way being in the City of New Braunfels, Texas. A survey and description of the property to be conveyed is attached as Exhibit "A" If said Deed Without Warranty is not executed within One Hundred Eighty (180) Days of the second and final reading of this ordinance, this ordinance shall become null and void, and a new application for abandonment shall be required.

SECTION 2

THAT the following conditions apply to the said abandonment:

1. The applicant shall provide a Utility Easement equal to the width of the right-of-way.
2. The abandoned right-of-way property must be included within a plat of the adjacent property owned by the applicant in compliance with the City's Subdivision Platting Ordinance. A final plat of the property must be submitted and approved by the City prior to ownership transfer. Recordation of the final plat will occur subsequent to the transfer.
3. All conditions of approval are to be reflected on the plat in the form of notes and easements as appropriate.

SECTION 3

THAT all provisions of the Code of Ordinances of the City of New Braunfels not herein amended or repealed shall remain in full force and effect.

SECTION 4

THAT all other ordinances, or parts of ordinances, in conflict herewith are hereby repealed to the extent that they are in conflict.

SECTION 5

THAT if any provisions of this ordinance shall be held void or unconstitutional, it is hereby provided that all other parts of the same which are not held void or unconstitutional shall remain in full force and effect.

SECTION 6

THIS ordinance will take effect upon the second and final reading in accordance with the provisions of the Charter of the City of New Braunfels.

PASSED AND APPROVED: First reading this 23rd day of March, 2026.

PASSED AND APPROVED: Second reading this 13th day of April, 2026.

CITY OF NEW BRAUNFELS

NEAL LINNARTZ, Mayor

ATTEST:

GAYLE WILKINSON, City Secretary

APPROVED AS TO FORM:

VALERIA M. ACEVEDO, City Attorney

**20' WATER LANE
COMAL COUNTY, TEXAS
0.302 OF AN ACRE TRACT**

EXHIBIT "A"

BEING a 0.302 of an acre (13,143 square feet) tract of land lying in the Juan Martin De Veramendi Survey, Abstract 2, Comal County, Texas, same being all of the 20' Water Lane right-of-way and more particularly described as follows:

BEGINNING at a 1/2" iron rod found with plastic cap stamped "Matkin-Hoover Eng & Svy" (N: 13,795,799.01, E: 2,237,338.01) in the northwest right-of-way line of San Antonio St (varying width right-of-way), for the southwest corner of the aforementioned 20' Water Lane, the southeast corner of a called 1.517 acre tract of land described in deed to David Don Feltman and Stephanie Lynn Feltman, recorded in document number 20240617411, Official Public Records, Comal County, Texas, and the southwest corner of the herein described 0.302 of an acre tract;

THENCE leaving the northwest right-of-way of the aforementioned San Antonio St, along the southwest right-of-way line of the aforementioned 20' Water Lane and a northeast line of the aforementioned 1.517 acre tract N35°42'01"W a distance of 643.95 feet (Record – N35°12'51"W a distance of 643.53 feet) to a 3/8" iron rod found in the east right-of-way line of Loop 337 (varying width public right-of-way) for the northwest corner of said 20' Water Lane, the north corner of said 1.517 acre tract and the northwest corner of the herein described 0.302 of an acre tract;

THENCE along the east right-of-way line of the aforementioned Loop 337 and the north right-of-way line of the aforementioned 20' Water Lane N01°40'21"E a distance of 32.95 feet to a point for the north corner of said 20' Water Lane, the west corner of lot 1 of the George Subdivision Unit 1 (recorded in volume 8, page 246, Map and Plat Records, Comal County, Texas) described in deed to Ubetcha Storage 2, LLC a Texas LLC, recorded in document number 202406008129, Official Public Records, Comal County, Texas, and the northwest corner of the herein described 0.302 of an acre tract, from which a 1/2" iron rod with plastic cap stamped "DEE RPLS 6904" bears N83°21'57"E a distance of 0.44 feet;

THENCE leaving the east right-of-way of the aforementioned Loop 337, along the northeast right-of-way line of the aforementioned 20' Water Lane and a southwest line of the aforementioned lot 1, S35°42'01"W a distance of 670.29 feet (Record – S34°57'W a distance of 669.65 feet) to a 1/2" iron rod found in the northwest right-of-way line of San Antonio St for the southeast corner of said 20' Water Lane, a southwest corner of said lot 1 and the southeast corner of the herein described 0.302 of an acre tract;

**20' WATER LANE
COMAL COUNTY, TEXAS
0.302 OF AN ACRE TRACT**

THENCE along the northwest right-of-way line of the aforementioned San Antonio St and the southeast right-of-way line of the aforementioned 20' Water Lane S54°42'49"W a distance of 20.00 feet to the **PLACE OF BEGINNING** and containing 0.302 of an acre (13,143 square feet.)

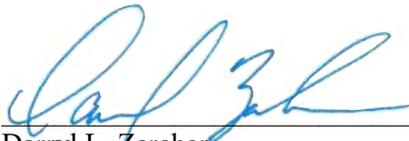
The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, NAD 1983 (HARN), South Central Zone.

THE STATE OF TEXAS X
 X **KNOWN TO ALL MEN BY THESE PRESENTS:**
COUNTY OF BEXAR X

I, Darryl L. Zercher, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my direction and supervision in September of 2024.

Date 27 day of January 2026 A.D.





Darryl L. Zercher
Registered Professional Land Surveyor
No. 5609 - State of Texas

VICINITY MAP
(NTS)

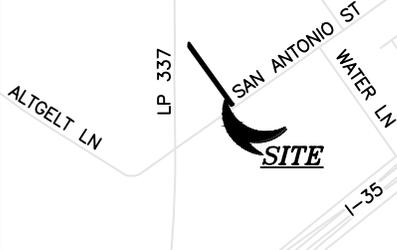


EXHIBIT "A"

TRACT CONTAINING
0.302 OF AN ACRE

SITUATED IN THE JUAN MARTIN DE VERAMENDI
SURVEY, A-2, COMAL COUNTY, TEXAS

CDS JOB NO. 124220

BEARING BASIS: GRID NORTH
COORDINATE SYSTEM: TEXAS STATE PLANE,
NAD 1983(2011), EPOCH:2010
TEXAS SOUTH CENTRAL ZONE (4204)

ALL DISTANCES SHOWN ARE
SURFACE. (GRID X 1.00015 = SURFACE)

PROPERTY OWNER NAMES WERE OBTAINED FROM
THE COMAL COUNTY, TEXAS, APPRAISAL DISTRICT.

LINE	BEARING	DISTANCE
L1	S54°42'49"W	20.00'
L2	N01°40'21"E	32.95'
L3	N83°21'57"E	0.44'

JUAN MARTIN DE VERAMENDI
SURVEY, ABSTRACT 2

GEORGE SUBDIVISION UNIT 1
VOL. 8, PG. 243
M.P.R.C.C.

LOT 1
UBETCHA STORAGE 2,
LLC A TEXAS LLC
CALLED 6.807 ACRES
DOC. 202406008129
O.P.R.C.C.

LOT 3
UBETCHA STORAGE 2,
LLC A TEXAS LLC
CALLED 0.828
OF AN ACRE
DOC. 202406008129
O.P.R.C.C.

LOT 2
UBETCHA STORAGE 2,
LLC A TEXAS LLC
CALLED 1.093 ACRES
DOC. 202406008129
O.P.R.C.C.

DAVID DON FELTMAN AND
STEPHANIE LYNN FELTMAN
CALLED 1.517
DOC. 20240617411
O.P.R.C.C.

TRACT AREA 0.302 ACRES
(SQUARE FEET = 13,143)

POB
N: 13,795,799.01
E: 2,237,338.01

DARRYL L. ZERCHER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5609

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE ABOVE
PLAT IS A TRUE AND CORRECT REPRESENTATION OF AN ON THE
GROUND SURVEY PERFORMED UNDER MY DIRECTION AND SUPERVISION,
IN SEPTEMBER OF 2024.



SEE
DETAIL

3/8" IRON
ROD FOUND

1/2" IRON ROD
FOUND STAMPED
"DEE RPLS 6904"

6.807
ACRES

DETAIL
NOT TO SCALE

LOOP 337
(VARYING WIDTH PUBLIC RIGHT-OF-WAY)

LEGEND

- - 1/2" IRON ROD SET WITH PLASTIC CAP
STAMPED "CDS/MUERY S.A. TX."
- - FOUND MONUMENTATION
- - UNMONUMENTED POINT
- POB - PLACE OF BEGINNING
- P - PROPERTY LINES
- R.O.W. - RIGHT-OF-WAY
- - - REFERENCE LINE
- M.R.C.C. - MAP RECORDS OF COMAL COUNTY
- O.P.R.C.C. - OFFICIAL PUBLIC RECORDS OF COMAL COUNTY
- (RECORD) - RECORD CALL TAKEN FROM DOCUMENT
NUMBER 202406017411, O.P.R.C.C.
- ((RECORD)) - RECORD CALL TAKEN FROM VOLUME 8,
PAGE 243, M.P.R.C.C.



DRAWN BY:
J.R.F.

DATE:
01/27/2026

DRAWING NAME:
124220_LP 337 SAN ANTONIO ST_20' WATER.DWG

20' WATER LANE
COMAL COUNTY,
TEXAS