

**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;

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**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.)

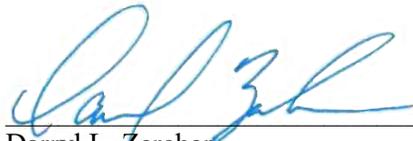
The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, NAD 1983 (HARN), South Central Zone.

**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.



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

VICINITY MAP  
(NTS)

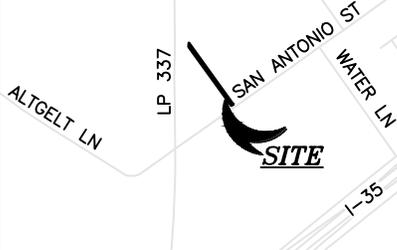


EXHIBIT "A"

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