

**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.)

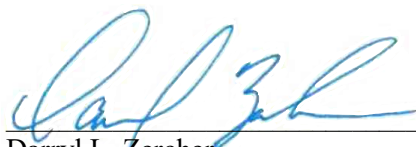
The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, NAD 1983 (HARN), South Central Zone.

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.





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

VICINITY MAP (NTS)

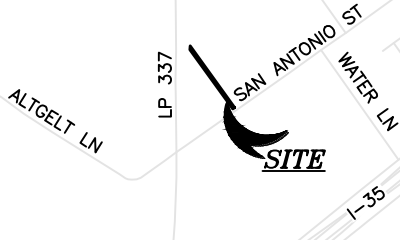


EXHIBIT "A"

TRACT CONTAINING
0.302 OF AN ACRE

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

Pg. 3 of 3

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.

SEE
DETAIL

15' EASEMENT TO CITY OF
NEW BRAUNFELS UTILITIES
VOL. 182, PG. 814

JUAN MARTIN DE VERAMENDI
SURVEY, ABSTRACT 2

20' WATER LANE
VOL. 8, PG. 243
M.P.R.C.C.

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

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.

(RECORD -
S34°57'E 669.65')
S35°42'01"E 670.29'
(RECORD -
N35°12'51"W 643.53')
N35°42'01"W 643.95'

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

15' EASEMENT TO CITY OF
NEW BRAUNFELS UTILITIES
VOL. 182, PG. 814

POB

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

DARRYL L. ZERCHER

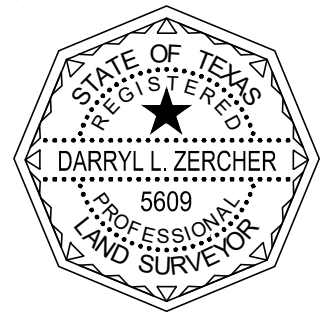
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5609

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.

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.

100' 50' 0 100'



CDS muery
ENGINEERS | SURVEYORS

100 NE LOOP 410, STE. 300 | SAN ANTONIO, TEXAS 78216
(210) 581-1111 | TBPE NO. F-1733 | TBPLS NO. 100495-00

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