

PHASE 3
FIELD NOTE DESCRIPTION
OF APPROXIMATELY 1.153 SQUARE MILES
FOR POLITICAL BOUNDARY PURPOSES

BEING AN APPROXIMATELY 1.153 SQUARE MILE TRACT OF LAND SITUATED IN COMAL COUNTY, TEXAS, SAID 1.153 SQUARE MILE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A POINT IN THE EXISTING CITY LIMIT LINE AND THE SOUTHWESTERLY CORNER OF LOT 115, SHEPHERDS RANCH UNIT 5, AND BEING IN THE EASTERLY LINE OF THAT CERTAIN 132.647 ACRE TRACT CONVEYED TO ROSEMARY LAUBACH, MARKING THE MOST EASTERLY CORNER OF THIS TRACT;

THENCE, WESTERLY, DEPARTING SAID EXISTING CITY LIMIT LINE AND CONTINUING INTO AND ACROSS SAID 132.647 ACRE TRACT, AN APPROXIMATE DISTANCE OF 2,830 FEET TO A POINT SITUATED IN THE COMMON WESTERLY LINE OF SAID 132.47 ACRE TRACT AND THE EASTERLY LINE OF THAT CERTAIN 473.0 ACRE TRACT CONVEYED TO BELLE OAKS RANCH LTD, MARKING AN INTERIOR CORNER OF THIS TRACT;

THENCE, SOUTHERLY, WITH THE EASTERLY LINE OF SAID 473.0 ACRE TRACT, AN APPROXIMATE DISTANCE OF 3,727 FEET, TO A POINT BEING THE MOST SOUTHERLY CORNER OF SAID 473.0 ACRE TRACT AND THE EASTERLY CORNER OF THAT CERTAIN 1.854 ACRE TRACT CONVEYED TO SHARON A. TURNER, MARKING THE SOUTHERLY CORNER OF THIS TRACT;

THENCE, WESTERLY, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID 1.854 ACRE TRACT AND CONTINUING ALONG THE SOUTHERLY BOUNDARY LINE OF A 188.8 ACRE TRACT CONVEYED TO MARIE A. O'CONNOR, AN APPROXIMATE DISTANCE OF 1,484 FEET, TO A POINT SITUATED IN THE EXISTING CITY LIMIT LINE MARKING AN ANGLE POINT OF THIS TRACT;

THENCE, WESTERLY, INTO AND ACROSS SAID 188.8 ACRE TRACT, CONTINUING ALONG THE EXISTING CITY LIMIT LINE, AN APPROXIMATE DISTANCE OF 4,031 FEET, TO A POINT SITUATED IN THE EXISTING CITY LIMIT LINE MARKING AN ANGLE POINT OF THIS TRACT;

THENCE, NORTHERLY, CONTINUING ACROSS SAID 188.8 ACRE TRACT, AND ALONG THE EXISTING CITY LIMIT LINE, AN APPROXIMATE DISTANCE OF 1,041 FEET, TO A POINT SITUATED IN THE EXISTING CITY LIMIT LINE MARKING AN ANGLE POINT OF THIS TRACT;

THENCE, WESTERLY, CONTINUING ALONG THE EXISTING CITY LIMIT LINE, AN APPROXIMATE DISTANCE OF 216 FEET, TO A POINT SITUATED IN THE EXISTING CITY LIMIT LINE, THE EASTERLY RIGHT OF WAY LINE OF BLANCO ROAD AND THE WESTERLY BOUNDARY LINE OF SAID 188.8 ACRE TRACT, MARKING AN ANGLE POINT OF THIS TRACT;

THENCE, SOUTHERLY, CONTINUING ALONG THE EXISTING CITY LIMIT LINE AND THE EASTERLY RIGHT OF WAY OF SAID BLANCO ROAD, SAME BEING THE WESTERLY

LINE OF SAID 188.8 ACRE TRACT, AN APPROXIMATE DISTANCE OF 1,119 FEET, TO A POINT SITUATED IN THE EXISTING CITY LIMIT LINE AND THE BEGINNING OF A CURVE IN AN EASTERLY DIRECTION ALONG SAID RIGHT OF WAY OF BLANCO ROAD, MARKING AN ANGLE POINT OF THIS TRACT;

THENCE, EASTERLY, CONTINUING ALONG THE EXISTING CITY LIMIT LINE AND SAID NORTHERLY RIGHT OF WAY LINE OF BLANCO ROAD, SAME BEING THE SOUTHERLY BOUNDARY LINE OF SAID 188.8 ACRE TRACT, AN APPROXIMATE DISTANCE OF 3,781 FEET, TO A POINT SITUATED IN THE EXISTING CITY LIMIT LINE MARKING THE BEGINNING OF CURVE TO THE SOUTH OF SAID RIGHT OF WAY OF BLANCO ROAD, AND MARKING AN ANGLE POINT OF THIS TRACT;

THENCE, SOUTHEASTERLY, ALONG THE EXISTING CITY LIMIT LINE, AND A CURVE TO THE SOUTH OF SAID RIGHT OF WAY OF BLANCO ROAD, AN APPROXIMATE DISTANCE OF 195 FEET, TO A POINT SITUATED IN THE EXISTING CITY LIMIT LINE AND THE COMMON SOUTHERLY CORNER OF SAID 188.8 ACRE TRACT AND THE NORTHWESTERLY CORNER OF A 2.4 ACRE TRACT CONVEYED TO SAID MARIE A. O'CONNOR, MARKING AN ANGLE POINT OF THIS TRACT;

THENCE, WESTERLY, DEPARTING WITH SAID EXISTING CITY LIMIT LINE, INTO AND ACROSS SAID RIGHT OF WAY OF BLANCO ROAD, AN APPROXIMATE DISTANCE OF 56 FEET, TO A POINT SITUATED IN THE SOUTHERLY RIGHT OF WAY OF SAID BLANCO ROAD, AND BEING IN THE NORTHERLY BOUNDARY LINE OF LOT 1, CANYON VIEW ACRES UNIT 1, MARKING AN ANGLE POINT OF THIS TRACT;

THENCE, WESTERLY, CONTINUING ALONG THE SAID SOUTHERLY RIGHT OF WAY LINE OF BLANCO ROAD, SAME BEING THE NORTHERLY LINE OF SAID CANON VIEW ACRES UNIT 1, A 3.163 ACRE TRACT CONVEYED TO LYNDA RESSEL AND A 325.674 ACRE TRACT CONVEYED TO NANCY DIETZ AND LYNDA RESSEL DIETZ, AN APPROXIMATE DISTANCE OF 3,671 FEET, TO A POINT MARKING THE BEGINNING OF A CURVE TO THE NORTH IN THE WESTERLY RIGHT OF WAY OF SAID BLANCO ROAD, MARKING AN ANGLE POINT OF THIS TRACT;

THENCE, NORTHERLY, ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID BLANCO ROAD, PASSING AMMANN ROAD AND CONTINUING AN APPROXIMATE DISTANCE OF 5,548 FEET, TO A POINT SITUATED IN THE EASTERLY LINE OF A 2.097 ACRE TRACT CONVEYED TO CIBOLO RANCH COMPANY, MARKING THE NORTHWESTERLY CORNER OF THIS TRACT;

THENCE, EASTERLY, INTO AND ACROSS SAID RIGHT OF WAY OF BLANCO ROAD AND CONTINUING ALONG THE COMMON NORTHERLY LINE OF SAID 473.0 ACRE TRACT AND THE SOUTHERLY LINE OF SAID 405.61 ACRE TRACT, AN APPROXIMATE DISTANCE OF 5,553 FEET, TO A POINT BEING THE NORTHEASTERLY CORNER OF SAID 473.0 ACRE TRACT, MARKING A NORTHEASTERLY CORNER OF THIS TRACT;

THENCE, SOUTHERLY, ALONG THE EASTERLY LINE OF SAID 473.0 ACRE TRACT, AN APPROXIMATE DISTANCE OF 662 FEET, TO A POINT MARKING AN INTERIOR CORNER OF THIS TRACT;

THENCE, EASTERLY, INTO AND ACROSS SAID 132.647 ACRE TRACT, AN APPROXIMATE DISTANCE OF 2,702 FEET, TO A POINT SITUATED IN THE COMMON

EXISTING CITY LIMIT LINE AND WESTERLY LINE OF LOT 110 OF SAID SHEPHERDS RANCH UNIT 5, MARKING A NORTHEASTERLY CORNER OF THIS TRACT;

THENCE, SOUTHERLY, WITH SAID CITY LIMIT LINE, THE EASTERLY LINE OF SAID 132.647 ACRE TRACT AND THE WESTERLY LINE OF SAID SHEPHERDS RANCH UNIT 5, AN APPROXIMATE DISTANCE OF 1,010 FEET TO THE **POINT OF BEGINNING**, CONTAINING AN AREA OF APPROXIMATELY 1.153 SQUARE MILES OF LAND, MORE OR LESS.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.