



CASE #: AN-17-07
0.106 SQ. MILES

— EXISTING CITY LIMITS
 - - - NEW ANNEX LIMITS



**POLITICAL BOUNDARY
 ANNEXATION 2018
 TO THE CITY OF BULVERDE**

CASE #: AN-17-07



**SHERWOOD
 SURVEYING & S.U.E.**
 UTILITIES | RESIDENTIAL | COMMERCIAL | INDUSTRIAL
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NOT TO SCALE

PHASE 5
FIELD NOTE DESCRIPTION
OF APPROXIMATELY 0.106 SQUARE MILES
FOR POLITICAL BOUNDARY PURPOSES

BEING AN APPROXIMATELY 0.106 SQUARE MILE TRACT OF LAND SITUATED IN COMAL COUNTY, TEXAS, SAID 0.106 SQUARE MILE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A POINT IN THE EXISTING CITY LIMIT LINE BEING IN THE EASTERLY LINE OF LOT 2, WEHE ESTATES, AND THE IN THE WESTERLY RIGHT OF WAY LINE OF BULVERDE ROAD, MARKING THE NORTHWESTERLY CORNER OF THIS TRACT;

THENCE, NORTHEASTERLY, INTO AND ACROSS SAID BULVERDE ROAD ALONG SAID EXISTING CITY LIMIT LINE, INTO AND ACROSS THAT CERTAIN 2.015 ACRE TRACT CONVEYED TO SUSAN L. KARGER, AND DIANA L. WEHE, AND THAT CERTAIN 17.939 ACRE TRACT CONVEYED TO 46 WEST STORAGE, AN APPROXIMATE DISTANCE OF 1,465 FEET TO A POINT IN THE EXISTING CITY LIMIT LINE, MARKING THE NORTHERLY CORNER OF THIS TRACT;

THENCE, SOUTHERLY, INTO AND ACROSS SAID 17.939 ACRE TRACT AND ALONG THE WESTERLY LINE OF SPRING OAKS ESTATES UNIT 3 AND UNIT 2, AN APPROXIMATE DISTANCE OF 2,413 FEET, TO A POINT BEING THE SOUTHERLY CORNER OF LOT 9, BLOCK 12, SPRING OAKS ESTATES UNIT 2, MARKING AN ANGLE POINT OF THIS TRACT;

THENCE, SOUTHEASTERLY, INTO AND ACROSS THAT CERTAIN 20.689 ACRE TRACT CONVEYED TO JACK K. BEATY AND MICHAEL L. BEATY, AND INTO AND ACROSS THAT CERTAIN 8.63 ACRE TRACT CONVEYED TO GREGORY W. CANFIELD, AN APPROXIMATE DISTANCE OF 373 FEET TO A POINT BEING THE NORTHWESTERLY CORNER OF LOT 23, BLOCK 13, SPRING OAKS ESTATES UNIT 2, MARKING AN ANGLE POINT OF THIS TRACT;

THENCE, SOUTHERLY, CONTINUING WITH THE WESTERLY LINE OF SAID BLOCK 13, SPRING OAKS ESTATES UNIT 2, AN APPROXIMATE DISTANCE OF 653 FEET, TO A POINT BEING THE SOUTHEASTERLY CORNER OF SAID 8.63 ACRE TRACT AND NORTHEASTERLY CORNER OF LOT 4, BLOCK 4 SPRING OAKS ESTATES UNIT 1;

THENCE, WESTERLY, ALONG THE SOUTHERLY LINE OF SAID 8.63 ACRES AND THE NORTHERLY LINE OF LOT 4 AND LOT 3, BLOCK 4, SPRING OAKS ESTATES UNIT 1, AN APPROXIMATE DISTANCE OF 162 FEET, TO A POINT BEING THE NORTHWESTERLY CORNER OF SAID LOT 3, MARKING AN ANGLE POINT OF THIS TRACT;

THENCE, SOUTHERLY, ALONG THE WESTERLY LINE OF SAID LOT 3, AN APPROXIMATE DISTANCE OF 235 FEET, TO A POINT BEING THE SOUTHWESTERLY CORNER OF SAID LOT 3, AND BEING IN THE NORTHERLY RIGHT OF WAY LINE OF CHESTNUT SPRINGS, MARKING AN ANGLE POINT OF THIS TRACT;

THENCE, SOUTHERLY, INTO AND ACROSS SAID CHESTNUT SPRING, AND CONTINUING ALONG THE REAR OF LOTS 1 THRU 16R, BLOCK 2, SPRING OAKS

ESTATES UNIT 1, AN APPROXIMATE DISTANCE OF 2,052 FEET, TO A POINT BEING THE SOUTHEASTERLY CORNER OF LOT 16R AND BEING IN THE NORTHERLY RIGHT OF WAY LINE OF HILLSIDE OAKS, MARKING AN ANGLE POINT OF THIS TRACT;

THENCE, SOUTHERLY, INTO AND ACROSS SAID HILLSIDE OAKS AND ALONG THE REAR OF LOTS 1 THRU 10 FRONTING ALONG BULVERDE ROAD, AN APPROXIMATE DISTANCE OF 913 FEET, TO A POINT BEING IN THE EXISTING CITY LIMIT LINE AND THE WESTERLY LINE LOT 258, BULVERDE ESTATES UNIT 2, MARKING THE SOUTHEASTERLY CORNER OF THIS TRACT;

THENCE, SOUTHERLY, ALONG SAID EXISTING CITY LIMIT LINE AND THE WESTERLY LINE OF LOT 257, BULVERDE ESTATES UNIT 2, AN APPROXIMATE DISTANCE OF 406 FEET, TO THE SOUTHWESTERLY CORNER OF SAID LOT 257 AND THE SOUTHERN MOST CORNER OF LOT 1, AND BEING IN THE NORTHERLY RIGHT OF WAY LINE JOHN CHARLES, MARKING THE SOUTHERLY CORNER OF THIS TRACT;

THENCE, WESTERLY, ALONG SOUTHERLY THE LINE OF SAID LOT 1 AND THE EXISTING CITY LIMIT LINE, AN APPROXIMATE DISTANCE OF 39 FEET, TO A POINT BEING THE SOUTHWESTERLY CORNER OF SAID LOT 1, BEING IN THE EASTERLY RIGHT OF WAY LINE OF BULVERDE ROAD, MARKING THE SOUTHWESTERLY CORNER OF THIS TRACT;

THENCE, NORTHWESTERLY, ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID BULVERDE ROAD, AND EXISTING CITY LIMIT LINE, AN APPROXIMATE DISTANCE OF 1,579 FEET, TO A POINT BEING SITUATED IN THE SOUTHWESTERLY LINE OF LOT 13R, BLOCK 2, SPRING OAKS ESTATES, MARKING AN ANGLE POINT OF THIS TRACT;

THENCE, WESTERLY, ALONG SAID CITY LIMIT LINE, INTO AND ACROSS SAID BULVERDE ROAD, AN APPROXIMATE DISTANCE OF 83 FEET, TO A POINT BEING THE COMMON NORTHEASTERLY CORNER OF THAT CERTAIN 78.584 ACRE TRACT CONVEYED TO DARWIN BREMER, AND THE SOUTHEASTERLY CORNER OF THAT CERTAIN 8.98 ACRE TRACT CONVEYED TO SAID DARWIN BREMER, MARKING AN ANGLE POINT OF THIS TRACT;

THENCE, NORTHERLY, ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID BULVERDE ROAD DEPARTING WITH THE EXIST CITY LIMIT LINE, SAME BEING THE EASTERLY LINE OF SAID WEHE ESTATES, AN APPROXIMATE DISTANCE OF 4,641 FEET TO THE **POINT OF BEGINNING**, CONTAINING AN AREA OF APPROXIMATELY 0.106 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.