

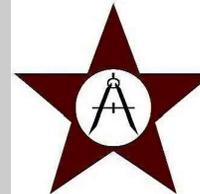
LEGEND

- EXISTING CITY LIMITS
- NEW ANNEX LIMITS



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

CASE #: AN-17-04



**SHERWOOD
SURVEYING & S.U.E.**
UTILITIES | RESIDENTIAL | COMMERCIAL | INDUSTRIAL
6477 FM 311, P.O. BOX 992 TBPLS FIRM#10044200
SPRING BRANCH, TEXAS 78070
PHONE (830) 228-5788 FAX (830) 885-2170

NOT TO SCALE

PHASE 1
FIELD NOTE DESCRIPTION
OF APPROXIMATELY 0.302 SQUARE MILES
FOR POLITICAL BOUNDARY PURPOSES

BEING AN APPROXIMATELY 0.302 SQUARE MILE TRACT OF LAND SITUATED IN COMAL COUNTY, TEXAS, SAID 0.302 SQUARE MILE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A POINT SITUATED IN THE EXISTING BULVERDE CITY LIMIT LINE AND THE SOUTHERLY CORNER OF A 10.008 ACRE TRACT CONVEYED TO STEVEN AND KAYTIE KIRCHNER, SITUATED ON THE COMMON BOUNDARY LINE OF LOT 54, SPRING OAKS ESTATES UNIT 3, AND THAT CERTAIN 156.55 ACRE TRACT CONVEYED TO THOMAS BURKHOLDER MARKING THE MOST SOUTHERLY CORNER OF THIS TRACT;

THENCE, NORTHWESTERLY, ALONG THE NORTHERLY LINE OF SAID SPRING OAKS ESTATES, AN APPROXIMATE DISTANCE OF 2,508 FEET TO A POINT BEING IN THE EXISTING CITY LIMIT LINE AND THE MOST WESTERLY CORNER OF THIS TRACT;

THENCE, EASTERLY, ALONG SAID EXISTING CITY LIMIT LINE RUNNING PARALLEL WITH THE RIGHT OF WAY LINE OF TEXAS HIGHWAY 46, AN APPROXIMATE DISTANCE OF 6,266 FEET, TO A POINT BEING IN THE EASTERLY RIGHT OF WAY LINE OF OLD BOERNE ROAD AND THE WESTERLY LINE OF LOT 3, PALMER HEIGHTS UNIT NO. 3, MARKING THE MOST NORTHEASTERLY CORNER OF THIS TRACT;

THENCE, SOUTHEASTERLY, ALONG EXISTING CITY LIMIT LINE AND THE EASTERLY RIGHT OF WAY OF SAID OLD BOERNE ROAD, AN APPROXIMATE DISTANCE OF 1,093 FEET TO A POINT SITUATED IN THE WESTERLY CORNER OF LOT 1CR, PALMER HEIGHTS UNIT NO. 3, SAME BEING THE MOST WESTERLY CORNER OF THAT 1.85 ACRE TRACT CONVEYED TO RICHARD T. NEUBERT AND MARY G. NEUBERT AND MARKING THE MOST EASTERLY CORNER OF THIS TRACT;

THENCE, WESTERLY, INTO AND ACROSS SAID OLD BOERNE ROAD AND ALONG SAID EXISTING CITY LIMIT LINE AND WITH THE COMMON SOUTHERLY LINE OF THAT CERTAIN 20.0 ACRE TRACT CONVEYED TO NANCY C. WEHRUNG AND THE NORTHERLY LINE OF THAT CERTAIN 139.45 ACRE TRACT CONVEYED TO THOMAS BURKHOLDER, AN APPROXIMATE DISTANCE OF 1,464 FEET TO A POINT SITUATED IN THE EASTERLY LINE OF THAT CERTAIN 21.708 ACRE TRACT CONVEYED TO BLACK DIAMOND ESTATE LLC, THE SOUTHWESTERLY CORNER OF SAID 20.0 ACRE TRACT AND THE NORTHWESTERLY CORNER OF SAID 139.45 ACRE TRACT AND MARKING AN EASTERLY INTERIOR CORNER OF THIS TRACT;

THENCE, SOUTHERLY, ALONG THE EXISTING CITY LIMIT LINE AND THE COMMON LINE OF SAID 21.708 ACRE TRACT AND SAID 139.45 ACRE TRACT, AN APPROXIMATE DISTANCE OF 1,121 FEET TO A POINT SITUATED AT THE SOUTHEASTERLY CORNER OF SAID 21.708 ACRE TRACT AND BEING THE NORTHEASTERLY CORNER OF THAT CERTAIN 156.55 ACRE TRACT CONVEYED TO SAID THOMAS BURKHOLDER AND MARKING THE MOST SOUTHEASTERLY CORNER OF THIS TRACT;

THENCE, WESTERLY, ALONG THE EXISTING CITY LIMIT LINE AND NORTHERLY LINE OF SAID 156.55 ACRE TRACT, SAME BEING THE SOUTHERLY LINE OF THIS TRACT, AN APPROXIMATE DISTANCE OF 2,795 FEET TO A POINT SITUATED AT THE SOUTHWESTERLY CORNER OF THAT CERTAIN 19.213 ACRE TRACT CONVEYED TO GEORGE W. BROYLES SR. AND SYLVIA L. BROYLES, SAME BEING THE NORTHWESTERLY CORNER OF SAID 156.55 ACRE TRACT AND MARKING A SOUTHWESTERLY CORNER OF THIS TRACT;

THENCE, SOUTHERLY, ALONG THE EXISTING CITY LIMIT LINE, THE COMMON EASTERLY LINE OF SAID 10.008 ACRE TRACT CONVEYED TO STEPHEN KIRCHNER AND KATIE KIRCHNER AND THE WESTERLY LINE OF SAID 156.55 ACRE TRACT, AN APPROXIMATE DISTANCE OF 103 FEET TO THE **POINT OF BEGINNING**, CONTAINING AN AREA OF APPROXIMATELY 0.302 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.