

POLITICAL BOUNDARY ANNEXATION 2018 TO THE CITY OF BULVERDE

Revised October 2018

Legend

- ANNEXATION LIMITS
- EXISTING ETJ LIMITS
- EXISTING CITY LIMITS



1 inch = 1,000 feet

ADJACENT LOT NUMBERS- XXX

PHASE 1A
1.01 SQ. MILES
646.43 ACRES

MARTINEZ ERNEST A JR & STEPHANIE E
A-629 SUR-680 H THEIS,
ACRES 17.83
ANNEX AREA: 18.81
ACRES

HOESE BRIAN C &
CLINTON M HOESE
A-874 SUR-844 H WEHE,
ACRES 61.28, A-629
SUR-680 H THEIS
ANNEX AREA: 36.41
ACRES

HOESE BRIAN C & CLINTON M HOESE
A-874 SUR-844 H WEHE, ACRES 51.535,
A-629 SUR-680 H THEIS & A-720 SUR-
843 GB & CNG RR
ANNEX AREA: 51.45 ACRES

HOESE BRIAN C & CLINTON M HOESE
A-874 SUR-844 H WEHE, ACRES
108.877, A-720 SUR-843 GB & CNG RR
ANNEX AREA: 109.13 ACRES

HOESE BRIAN C & CLINTON M HOESE
A-720 SUR-843 GB & CNG RR, ACRES
12.657, A-874 SUR-844 H WEHE
ANNEX AREA: 12.75 ACRES

JONES FRANCES M
A-720 SUR-843 GB
& CNG RR, ACRES
40.946

KNOWLTON
SAMUEL K
AHERN CREEK
RANCHES, LOT 4,
ACRES 93.028

KNOWLTON
SAMUEL K
AHERN CREEK
RANCHES, LOT 5
LG PT, ACRES
62.973

DAY JOE B JR &
JULIE M
A-720 SUR-843 GB
& CNG RR, ACRES
6.49

4D GOAT RANCH
LLC
A-894 SUR-844 H
WEHE, ACRES
53.83

DAY JOE B JR &
JULIE M
A-629 SUR-680 H
THEIS, ACRES 7.4

NON-ANNEXATION
AGREEMENT

Elm
Ridge
Estates

TYLER JOHN C
& WILLIE L
A-894 SUR-844
H WEHE,
ACRES 51.53, A-
874 SUR-844 H
WEHE, A-157
SUR-413 S FISK

TYLER JOHN C
& WILLIE L
A-622 SUR-411
1/2 H THEIS,
ACRES 5.12

WEHE LAND CO LTD
A-629 SUR-680 H THEIS,
ACRES 74.696
ANNEX AREA: 103.99
ACRES

Spring Branch Rd.

Block 1

Block 2

Spring
Branch
Acres

POINT OF BEGINNING

WEHE LAND CO LTD
A-622 SUR-411 1/2 H
THEIS, ACRES 111.15, A-
506 SUR-411 E RYAN
ANNEX AREA: 69.88
ACRES

INGRAM READYMIX NO 20
LLC
A-874 SUR-844 H WEHE,
ACRES 6.573
ANNEX AREA: 1.88 ACRES

WORTH GEORGE W & KAREN A
A-545 SUR 656 A SCHLATHER,
ACRES 4.0
ANNEX AREA: 0.98 ACRES

BRUMLEY WALLACE E &
MARGARET
A-545 SUR 656 A
SCHLATHER, ACRES 0.32
ANNEX AREA: 0.10 ACRES

WEHE LAND CO LTD
A-874 SUR-844 H
WEHE, ACRES
170.631
ANNEX AREA: 139.78
ACRES

BLEVCO II LLC
A-545 SUR 656
A SCHLATHER,
ACRES 74.021
ANNEX AREA:
46.9 ACRES

TOWRY ACRES LLC
A-545 SUR 656 A
SCHLATHER, ACRES
42.513, G BAUER .080 AC
ANNEX AREA: 40.52

WETTA RICHARD L
AHERN CREEK
RANCHES, LOT 2,
ACRES 29.051

WETTA RICHARD L
AHERN CREEK
RANCHES, LOT 1,
ACRES 8.187

Oakland
Estates

SLIMP JOHN W III
A-545 SUR 656 A
SCHLATHER, ACRES 4.989
ANNEX AREA: 4.99 ACRES

BRUMLEY WALLACE E &
MARGARET A
A-545 SUR 656 A
SCHLATHER, ACRES 4.191
ANNEX AREA: 4.16 ACRES

BRUMLEY WALLACE,
A-545 SUR 656 A
SCLATHER
ACRES 7.407
ANNEX AREA: 4.51 ACRES

BRUMLEY WALLACE E &
MARGARET
A-545 SUR 656 A
SCHLATHER, ACRES 16.116
ANNEX AREA: 0.18 ACRES

FIELD NOTES DESCRIPTION
ANNEXATION 2018
PHASE 1A
OF APPROXIMATELY 1.01 SQUARE MILES
FOR POLITICAL BOUNDARY PURPOSES

BEING AN APPROXIMATE 1.01 SQUARE MILE TRACT OF LAND SITUATED IN COMAL. SAID 1.01 SQUARE MILE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT SOUTHWESTERLY CORNER OF THAT CERTAIN CALLED 111.15 ACRE TRACT CONVEYED TO WEHE LAND CO LTD, BEING IN THE WESTERLY RIGHT OF WAY OF SPRING BRANCH ROAD, FOR THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTHERLY, ALONG THE WESTERLY RIGHT OF WAY OF SAID SPRING BRANCH ROAD, AN APPROXIMATE DISTANCE OF 5400 FEET TO THE COMMON CORNER OF THAT CERTAIN 12.657 ACRE TRACT OF LAND CONVEYED HOESE BRIAN C. & CLINTON M. HOESE AND THAT CERTAIN 40.946 ACRE TRACT CONVEYED TO JONES FRANCES M., FOR THE NORTHWESTERLY OF THE HEREIN DESCRIBED TRACT;

THENCE, EASTERLY, ALONG THE NORTHERLY LINE OF SAID 12.657 ACRE TRACT, THE NORTHERLY LINE OF THAT CERTAIN TRACT 51.535 ACRE TRACT CONVEYED TO HOESE BRIAN C. & CLINTON M. HOESE AND ALSO THAT CERTAIN TRACT 108.877 ACRE TRACT CONVEYED TO HOESE BRIAN C. & CLINTON M. HOESE, AN APPROXIMATE DISTANCE OF 5300 FEET, FOR THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTHERLY, ALONG THE EAST LINE OF SAID 108.877 ACRE TRACT AND AN APPROXIMATE DISTANCE OF 3400 FEET TO THE NORTHERLY LINE OF THAT CERTAIN TRACT 42.513 ACRE TRACT CONVEYED TO TOWRY ACRES LLC, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, EASTERLY, ALONG THE NORTH LINE OF SAID 42.513 ACRE, AN APPROXIMATE DISTANCE OF 1120 FEET, FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTHERLY, ALONG THE EAST LINE OF SAID 42.513 ACRE TRACT, AN APPROXIMATE DISTANCE OF 1685 FEET, FOR THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WESTERLY, ACROSS 74.021 ACRE TRACT CONVEYED TO BLEVCO II LLC, ACROSS 16.116 ACRE TRACT CONVEYED TO BRUMLEY WALLACE E & MARGARET, ACROSS 4.0 ACRE TRACT CONVEYED TO WORTH GEORGE & KAREN A., ACROSS 6.573 ACRE TRACT CONVEYED TO INGRAM READYMIX No 20 LLC., AND ACROSS THAT CERTAIN 139.78 ACRE TRACT CONVEYED TO WEHE LAND CO. LTD., AN APPROXIMATE DISTANCE OF 6220 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF APPROXIMATELY 1.01 SQUARE MILES OF LAND, MORE OR LESS.

THIS DOCUMENT 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 INTERERST IN EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.