



**POLITICAL BOUNDARY  
ANNEXATION 2016  
TO THE CITY OF BULVERDE  
PHASE-7A EXHIBIT**

NOT TO SCALE



**SHERWOOD  
SURVEYING & S.U.E.**

UTILITIES | RESIDENTIAL | COMMERCIAL | INDUSTRIAL  
6477 FM 311, P.O. BOX 992 TBPLS FIRM#10044200  
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**PHASE 7A**  
FIELD NOTE DESCRIPTION  
OF APPROXIMATELY 0.422 SQUARE MILES  
FOR POLITICAL BOUNDARY PURPOSES

BEING AN APPROXIMATELY 0.422 SQUARE MILE TRACT OF LAND SITUATED IN COMAL COUNTY, TEXAS, SAID 0.422 SQUARE MILE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING**, AT A POINT IN THE EXISTING BULVERDE CITY LIMITS LINE, BEING THE SOUTHEASTERLY CORNER OF AN 0.26 OF AN ACRE TRACT CONVEYED TO NANCY C. BURKHOLDER AND THE NORTHEASTERLY CORNER OF BULVERDE RANCHETTES SUBDIVISION UNIT 1, LOT 1, BLOCK 4, MARKING THE SOUTHEASTERLY CORNER OF THIS TRACT;

**THENCE**, WESTERLY, ALONG THE NORTHERLY LINE OF SAID BULVERDE RANCHETTES SAME BEING THE SOUTHERLY LINE OF THE FOLLOWING TRACTS: SAID 0.26 ACRE TRACT, THAT CERTAIN 139.45 ACRE TRACT CONVEYED TO THOMAS BURKHOLDER ET AL, AND THAT CERTAIN 156.55 ACRE TRACT CONVEYED TO THOMAS BURKHOLDER ET AL, AN APPROXIMATE DISTANCE OF 4,682 FEET TO THE NORTHWESTERLY CORNER OF BULVERDE ESTATES SUBDIVISION UNIT 2, LOT 271, BEING IN THE EASTERLY LINE OF SPRING OAKS ESTATES 1, AND MARKING THE MOST SOUTHWESTERLY CORNER OF SAID 156.55 ACRES AND THIS TRACT;

**THENCE**, NORTHERLY, ALONG THE WESTERLY LINE OF SAID 156.55 ACRE TRACT, BEING THE EASTERLY LINE OF SPRING OAKS ESTATES SUBDIVISION UNIT 2, AND SPRING OAKS ESTATE SUBDIVISION UNIT 3, AN APPROXIMATE DISTANCE OF 2,684 FEET TO A NORTHWESTERLY CORNER OF SAID 156.55 ACRES AND BEING IN THE EASTERLY LINE OF THAT CERTAIN 10.008 ACRE TRACT CONVEYED TO STEPHEN AND KATIE KIRCHNER, ALSO BEING THE SOUTHWESTERLY CORNER OF THAT CERTAIN 9.713 ACRE TRACT CONVEYED TO GEORGE W. BROYLES SR. AND SYLVIA L. BROYLES, MARKING A CORNER OF THIS TRACT;

**THENCE**, EASTERLY, ALONG THE NORTHERLY LINE OF SAID BURKHOLDER 156.55 ACRES TRACT, AN APPROXIMATE DISTANCE OF 2,795 FEET TO A SOUTHEASTERLY CORNER OF THAT CERTAIN 21.708 ACRE TRACT CONVEYED TO ASSOCIATED CLUB MANAGEMENT LLC AND MARKING A CORNER OF THIS TRACT;

**THENCE**, NORTHERLY, ALONG THE EASTERLY LINE OF SAID 21.708 ACRE TRACT AN APPROXIMATE DISTANCE OF 1,120 FEET TO A SOUTHWESTERLY CORNER OF THAT CERTAIN 20.0 ACRE TRACT CONVEYED TO NANCY C. WEHRUNG, MARKING THE MOST NORTHERLY CORNER OF THIS TRACT;

**THENCE**, EASTERLY, ALONG THE SOUTHERLY LINE OF SAID 20.0 ACRE TRACT AND THE MOST NORTHERLY LINE OF THIS TRACT, AN APPROXIMATE DISTANCE OF 1,464 FEET TO A POINT IN THE EXISTING BULVERDE CITY LIMITS LINE AND IN THE NORTHEASTERLY RIGHT OF WAY LINE OF OLD BOERNE ROAD, MARKING THE

NORTHWESTERLY CORNER OF THAT CERTAIN 1.85 ACRE TRACT CONVEYED TO RICHARD T. NEUBERT AND MARY G. NEUBERT AND A CORNER OF THIS TRACT;

**THENCE**, SOUTHEASTERLY, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID OLD BOERNE ROAD, AN APPROXIMATE DISTANCE OF 367 FEET MARKING A CORNER OF THIS TRACT;

**THENCE**, SOUTHERLY, INTO AND ACROSS SAID OLD BOERNE ROAD AND PASSING AT AN APPROXIMATE DISTANCE OF 55 FEET THE NORTHWESTERLY CORNER OF A PROPOSED THOMAS BURKHOLDER, 20.00 ACRE TRACT (TRACT 1) AS SHOWN ON SURVEY PREPARED BY HOWARD SURVEYING DATED NOVEMBER 9, 2016 AND CONTINUING AN APPROXIMATE TOTAL DISTANCE OF 250 FEET, MARKING A CORNER OF THIS TRACT;

**THENCE**, WESTERLY, RE-ENTERING SAID BURKHOLDER 139.45 ACRE TRACT AN APPROXIMATE DISTANCE OF 997 FEET, TO A POINT BEING THE PROPOSED NORTHWESTERLY CORNER OF SAID 20.00 ACRE TRACT (TRACT 1) AS SHOWN ON SURVEY PREPARED BY HOWARD SURVEYING DATED NOVEMBER 9, 2016 MARKING A CORNER OF THIS TRACT;

**THENCE**, SOUTHERLY, CONTINUING ACROSS SAID 139.45 ACRE TRACT AND PROPOSED TRACT 1, TRACT 2 AND TRACT 3 AS SHOWN AND SAID SURVEY PREPARED BY HOWARD SURVEYING AN APPROXIMATE DISTANCE OF 2,380 FEET TO A POINT IN THE SOUTHWESTERLY CORNER OF SAID PROPOSED 20.00 ACRE TRACT 3, MARKING A CORNER OF THIS TRACT;

**THENCE**, EASTERLY, CONTINUING ALONG THE SOUTHERLY LINE OF SAID PROPOSED 20.00 ACRE TRACT (TRACT 3) AN APPROXIMATE DISTANCE OF 1,085 FEET TO A POINT BEING THE SOUTHEASTERLY CORNER OF SAID PROPOSED TRACT 3 AND BEING IN THE WESTERLY LINE OF LOT 65, ELM VALLEY UNIT 4 SUBDIVISION, MARKING A CORNER OF THIS TRACT;

**THENCE**, SOUTHERLY, MEANDERING ALONG THE WESTERLY LINES OF SAID ELM VALLEY UNIT 4 SUBDIVISION, AN APPROXIMATE DISTANCE OF 1,536 FEET TO THE **POINT OF BEGINNING**, CONTAINING AN AREA OF APPROXIMATELY 0.422 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.*