



LEGEND

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|--|----------------------|
| | EXISTING CITY LIMITS |
| | NEW ANNEX LIMITS |



**POLITICAL BOUNDARY
ANNEXATION 2016
TO THE CITY OF BULVERDE
PHASE-3A EXHIBIT**

NOT TO SCALE



**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

PHASE 3A
FIELD NOTE DESCRIPTION
OF APPROXIMATELY 0.079 SQUARE MILES
FOR POLITICAL BOUNDARY PURPOSES

BEING AN APPROXIMATELY 0.079 SQUARE MILE TRACT OF LAND SITUATED IN COMAL COUNTY, TEXAS, SAID 0.079 SQUARE MILE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A POINT IN THE EASTERLY LINE OF ANCESTRAL TRAIL, BEING THE NORTHWESTERLY CORNER OF THAT CERTAIN 6.12 ACRE TRACT CONVEYED TO JOHN AND MARIA CADENA FAMILY PARTNERSHIP LTD. AND THE SOUTHWESTERLY CORNER OF LOT 9, BLOCK 1, BULVERDE COMMERCIAL 1 SUBDIVISION CONVEYED TO M2G DEVELOPMENT PROPERTIES LTD., MARKING THE WESTERNMOST SOUTHWESTERLY CORNER OF THIS TRACT;

THENCE, NORTHWESTERLY, ALONG THE NORTHEASTERLY LINE OF ANCESTRAL TRAIL, AN APPROXIMATE DISTANCE OF 179 FEET TO A POINT IN THE EXISTING BULVERDE CITY LIMIT, AND MARKING THE SOUTHERLY CORNER OF LOT 8, BLOCK 1, BULVERDE COMMERCIAL 1 SUBDIVISION, BEING THE WESTERLY CORNER OF SAID LOT 9, BLOCK 1, BULVERDE COMMERCIAL 1;

THENCE, NORTHEASTERLY, LEAVING ANCESTRAL TRAIL, ALONG THE EXISTING BULVERDE CITY LIMIT LINE, ALONG THE COMMON BOUNDARY LINE OF SAID LOT 8, BLOCK 1 AND SAID LOT 9, BLOCK 1, BULVERDE COMMERCIAL I, AND SEVERING THE FOLLOWING TRACTS: LOTS 1-7, BLOCK 1, BULVERDE COMMERCIAL I SUBDIVISION, LOT 10, BLOCK 1, BULVERDE COMMERCIAL 2 SUBDIVISION, AN APPROXIMATE DISTANCE OF 1188 FEET TO A POINT MARKING THE NORTHWESTERLY CORNER OF THIS TRACT;

THENCE, EASTERLY, ALONG THE EXISTING BULVERDE CITY LIMIT LINE, SEVERING SAID LOT 10, BLOCK 1, BULVERDE COMMERCIAL 2 SUBDIVISION AND THAT CERTAIN 45.81 ACRE TRACT CONVEYED TO M2G FM 1863 LTD, AND CROSSING WILEY ROAD, AN APPROXIMATE DISTANCE OF 1208 FEET TO A POINT IN THE EASTERLY LINE OF WILEY ROAD MARKING THE NORTHEASTERLY CORNER OF THIS TRACT;

THENCE, SOUTHERLY, LEAVING THE EXISTING BULVERDE CITY LIMIT LINE, ALONG THE EASTERLY LINE OF WILEY ROAD, AN APPROXIMATE DISTANCE OF 1424 FEET TO A POINT IN THE NORTHERLY LINE OF THAT CERTAIN 387.057 ACRE TRACT CONVEYED TO CIBOLO VALLEY RANCH LTD., BEING THE SOUTHEASTERLY CORNER OF SAID 45.81 ACRE TRACT AND MARKING THE SOUTHEASTERLY CORNER OF THIS TRACT;

THENCE, WESTERLY, ALONG THE COMMON BOUNDARY LINE OF SAID 45.81 ACRE TRACT AND SAID 387.057 ACRE TRACT, AN APPROXIMATE DISTANCE OF

1231 FEET TO THE NORTHWESTERLY CORNER OF SAID 387.057 ACRE TRACT, BEING IN THE EASTERLY LINE OF LOT 8, WEIDNER 2 SUBDIVISION MARKING THE SOUTHWESTERLY CORNER OF SAID 45.81 ACRE TRACT AND OF THIS TRACT;

THENCE, NORTHERLY, ALONG THE COMMON BOUNDARY LINE OF SAID 45.81 ACRE TRACT AND LOT 8 AND LOT 7, WEIDNER 2 SUBDIVISION, AN APPROXIMATE DISTANCE OF 613 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 7, WEIDNER 2 SUBDIVISION;

THENCE, WESTERLY, ALONG THE NORTHERLY LINE OF SAID LOT 7, WEIDNER 2 SUBDIVISION, AN APPROXIMATE DISTANCE OF 630 FEET TO THE **POINT OF BEGINNING**, CONTAINING AN AREA OF APPROXIMATELY 0.079 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.