

ST PAUL LUTHERAN
CHURCH OF BULVERDE

PHASE 1
0.425 SQ. MILES

DASH INTEREST LLC

DASH INTEREST LLC

DASH INTEREST LLC

JOHNSON CLYDE &
SONS HEREFORD
RANCH LTD

DH JB PARTNERSHIP LTD

DH JB
PARTNERSHIP LTD

POINT OF
BEGINNING

SADDLERIDGE
UNIT 2

KNOWLTON SAM K
& KNOWLTON
HOLDINGS LTD

U.S. HWY 281 N

U.S. HWY 281 N



LEGEND

- EXISTING CITY LIMITS
- NEW ANNEX LIMITS



POLITICAL BOUNDARY
ANNEXATION 2016
TO THE CITY OF BULVERDE
PHASE-1 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 1
FIELD NOTE DESCRIPTION
OF APPROXIMATELY 0.424 SQUARE MILES
FOR POLITICAL BOUNDARY PURPOSES

BEING AN APPROXIMATELY 0.424 SQUARE MILE TRACT OF LAND SITUATED IN COMAL COUNTY, TEXAS, SAID 0.424 SQUARE MILE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A POINT IN THE EXISTING BULVERDE CITY LIMIT LINE, AND SITUATED ON THE COMMON BOUNDARY LINE OF THAT CERTAIN 20.05 ACRE TRACT CONVEYED TO SAM K. KNOWLTON AND KNOWLTON HOLDINGS AND THAT CERTAIN 388.57 ACRE TRACT CONVEYED TO DASH INTEREST LLC MARKING THE SOUTHEASTERLY CORNER OF THIS TRACT;

THENCE, WESTERLY, LEAVING SAID EXISTING CITY LIMIT LINE, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID 388.57 ACRE TRACT, AN APPROXIMATE DISTANCE OF 2067 FEET TO A POINT IN THE EXISTING BULVERDE CITY LIMIT LINE MARKING THE SOUTHWESTERLY CORNER OF THIS TRACT;

THENCE, ALONG THE EXISTING CITY LIMIT LINE, INTO AND ACROSS SAID 388.57 ACRE TRACT THE FOLLOWING COURSES:

NORTHERLY, AN APPROXIMATE DISTANCE OF 2417 FEET;

EASTERLY, AN APPROXIMATE DISTANCE OF 592 FEET;

NORTHERLY, AN APPROXIMATE DISTANCE OF 5378 FEET TO A POINT IN THE SOUTHERLY BOUNDARY LINE OF THE 62.682 ACRE TRACT CONVEYED TO ST. PAUL LUTHERAN CHURCH OF BULVERDE, BEING THE NORTHERLY LINE OF SAID 388.57 ACRE TRACT AND MARKING THE NORTHEASTERLY CORNER OF THIS TRACT;

THENCE, EASTERLY, LEAVING SAID EXISTING CITY LIMIT LINE, ALONG THE COMMON BOUNDARY LINE OF SAID 62.682 ACRE TRACT AND SAID 388.57 ACRE TRACT, CROSSING US HIGHWAY 281, AN APPROXIMATE DISTANCE OF 2851 FEET TO A POINT IN THE EASTERLY LINE OF US HIGHWAY 281 AND MARKING THE NORTHEASTERLY CORNER OF THIS TRACT;

THENCE, SOUTHERLY, ALONG THE EASTERLY LINE OF US HIGHWAY 281, AN APPROXIMATE DISTANCE OF 3152 FEET TO A POINT IN THE EXISTING CITY LIMIT LINE;

THENCE, WESTERLY, CROSSING US HIGHWAY 281 AND SEVERING SAID 388.57 ACRE TRACT, AN APPROXIMATE DISTANCE OF 500 FEET;

THENCE, SOUTHERLY, SEVERING SAID 388.57 ACRE TRACT, AN APPROXIMATE DISTANCE OF 1685 FEET TO THE **POINT OF BEGINNING**, CONTAINING AN AREA OF APPROXIMATELY 0.424 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.