



**POLITICAL BOUNDARY
ANNEXATION 2016
TO THE CITY OF BULVERDE
PHASE-4 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
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PHASE 4
FIELD NOTE DESCRIPTION
OF APPROXIMATELY 0.181 SQUARE MILES
FOR POLITICAL BOUNDARY PURPOSES

BEING AN APPROXIMATELY 0.181 SQUARE MILE TRACT OF LAND SITUATED IN COMAL COUNTY, TEXAS, SAID 0.181 SQUARE MILE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT THE INTERSECTION OF THE SOUTHERLY LINE OF F.M. 1863 AND THE EASTERLY LINE OF WILEY ROAD, AT A POINT IN THE EXISTING BULVERDE CITY LIMIT LINE, BEING THE NORTHWESTERLY CORNER OF THAT CERTAIN 116.2 ACRE TRACT CONVEYED TO M2G FM 1863 LTD. AND MARKING THE NORTHWESTERLY CORNER OF THIS TRACT;

THENCE, EASTERLY, ALONG THE EXISTING BULVERDE CITY LIMIT LINE, ALONG THE SOUTHERLY LINE OF F.M. 1863, BEING THE NORTHERLY LINE OF SAID 116.2 ACRE TRACT, AN APPROXIMATE DISTANCE OF 2630 FEET TO THE NORTHWESTERLY CORNER OF THAT CERTAIN 6.0 ACRE TRACT CONVEYED TO JAMES H. MAYER FAMILY TRUST, BEING THE NORTHEASTERLY CORNER OF SAID 116.2 AND MARKING THE NORTHEASTERLY CORNER OF THIS TRACT;

THENCE, SOUTHEASTERLY, LEAVING THE SOUTHERLY LINE OF F.M. 1863 AND THE EXISTING BULVERDE CITY LIMIT LINE, ALONG THE COMMON BOUNDARY LINE OF SAID 6.0 ACRE TRACT AND SAID 116.2 ACRE TRACT, AN APPROXIMATE DISTANCE OF 558 FEET TO THE SOUTHWESTERLY CORNER OF SAID 6.0 ACRE TRACT, AND MARKING A POINT IN THE CENTERLINE OF THE CIBOLO CREEK;

THENCE, SOUTHERLY, ALONG THE CENTERLINE OF THE CIBOLO CREEK, AN APPROXIMATE DISTANCE OF 1582 FEET TO THE NORTHEASTERLY CORNER OF THAT CERTAIN 387.057 ACRE TRACT CONVEYED TO CIBOLO VALLEY RANCH LTD., BEING THE SOUTHEASTERLY CORNER OF SAID 116.2 ACRE TRACT AND THE SOUTHEASTERLY CORNER OF THIS TRACT;

THENCE, WESTERLY, LEAVING THE WESTERLY LINE OF CIBOLO CREEK ALONG THE COMMON BOUNDARY LINE OF SAID 116.2 ACRE TRACT WITH SAID 387.057 ACRE TRACT AND THAT CERTAIN 3.012 ACRE TRACT CONVEYED TO BULVERDE AREA HUMANE SOCIETY INC., AN APPROXIMATE DISTANCE OF 1310 FEET TO THE NORTHWESTERLY CORNER OF SAID 3.012 ACRE TRACT;

THENCE, SOUTHERLY, ALONG THE COMMON BOUNDARY LINE OF SAID 116.2 ACRE TRACT AND SAID 3.012 ACRE TRACT AND THAT CERTAIN 0.238 ACRE TRACT CONVEYED TO BULVERDE AREA HUMANE SOCIETY INC, AN

APPROXIMATE DISTANCE OF 435 FEET TO THE SOUTHWESTERLY CORNER OF SAID 0.238 ACRE TRACT, BEING A POINT IN THE NORTHERLY LINE OF SAID 387.057 ACRE TRACT;

THENCE, WESTERLY, ALONG THE COMMON BOUNDARY LINE OF SAID 116.2 ACRE TRACT AND SAID 387.057 ACRE TRACT, AN APPROXIMATE DISTANCE OF 1300 FEET TO A POINT IN THE EASTERLY LINE OF WILEY ROAD, BEING THE SOUTHWESTERLY CORNER OF SAID 116.2 ACRE TRACT AND MARKING THE SOUTHWESTERLY CORNER OF THIS TRACT;

THENCE, NORTHERLY, ALONG THE EASTERLY LINE OF WILEY ROAD, AN APPROXIMATE DISTANCE OF 1856 FEET TO THE **POINT OF BEGINNING**, CONTAINING AN AREA OF APPROXIMATELY 0.181 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.