

LAUBACH ROSEMARY  
A-497 SUR-601 A RUBIO, ACRES 132.647

LAUBACH GERALD  
A-762 SUR-874 E WAHRMUND, ACRES 48.127

COLE ROBERT B  
A-270 SUR-414 A M HOLBROOK, ACRES 1.0  
ANNEX AREA: 1.00 ACRES

Monteola  
Block 1

CHENAULT  
CHRISTOPHER & SARA  
TR CHENAULT TRUST  
A-621 SUR-455 J TATE,  
ACRES 19.84

Monteola  
Block 2

CHENAULT  
CHRISTOPHER & SARA  
TR CHENAULT TRUST  
A-512 SUR-721 A  
RUBIO, ACRES 34.619

CHENAULT LAURA SUE  
A-512 SUR-721 A  
RUBIO, ACRES 4.071

COLE ROBERT B  
A-270 SUR-414 A M HOLBROOK, ACRES 193.47  
ANNEX AREA: 193.95 ACRES

POINT OF BEGINNING

Shepherds Ranch

DTB INVESTMENTS LP  
A-270 SUR-414 A M HOLBROOK, ACRES 469.95  
ANNEX AREA: 457.32 ACRES

**COLE TRACT ANNEXATION**  
**1.02 SQ. MILES**  
**654.30 ACRES**

# POLITICAL BOUNDARY ANNEXATION 2018 TO THE CITY OF BULVERDE

*Revised October 2018*

## Legend

-  ANNEXATION LIMITS
  -  EXISTING CITY LIMITS
  -  EXISTING ETJ LIMITS
- ADJACENT LOT NUMBERS- xxx



  
1 inch = 1,000 feet

WALLACE PATRICIA H  
TRUSTEE #3  
A- 49 SUR-415 W H BEARD,  
ACRES 95.92

COLE ROBERT B  
A-270 SUR-414 A M HOLBROOK, ACRES 2  
ANNEX AREA: 2.04 ACRES

REED C D TRUSTEE  
A-206 SUR-192 G  
HERRERA, ACRES 213.67

Ammann Rd.



**ALAMO CONSULTING ENGINEERING AND SURVEYING, INC.**

TEXAS FIRM REGISTRATION NUMBER: TBPE F-4490 & TBPLS 100076-00

4365 EAST EVANS RD., SAN ANTONIO, TX 78261

PHONE: (210)828-0691

FAX: (210)481-0832

**FIELD NOTES  
FOR 21.10 ACRES**

**BEING** 21.10 acres out of a Called 611.81 acres in a Deed to Robert Bruce Cole Recorded in Volume 703, Page 832 of the Deed Records of Comal County, Texas and also being out of the Alva Morris Holbrook Survey No.414, Abstract 270, Comal County, Texas and being more particularly described by meets and bounds as follows;

**COMMENCING** at a found  $\frac{1}{2}$ " iron rod for the southwest corner of said 611.81 acres, a point on the north line of a 40' right of way known as Ammann Road and the southwest corner of a 4.071 acre tract recorded in Document No. 200406002347 of the Deed Records of Comal County, Texas from which the southeast corner of the Antonio Rubio Survey, Abstract 512 and the northeast corner of the Herman Jaeger Survey No. 236, Abstract 3 bears North  $00^{\circ} 09' 14''$  West a distance of 7.563 feet;

**THENCE** with the west line of said Called 611.81 acres the following:

North  $00^{\circ} 23' 19''$  West a distance of 1139.78 feet to a found  $\frac{1}{2}$ " iron rod for an angle point on the east line of said 4.071 acres;

North  $00^{\circ} 19' 02''$  West a distance of 209.57 feet to a found  $\frac{1}{2}$ " iron rod for an angle point on the east line of said 4.071 acres;

North  $00^{\circ} 13' 29''$  West a distance of 590.01 feet to a found  $\frac{1}{2}$ " iron rod for an angle point on the east line of a 34.619 acres tract recorded in Document No. 200606002422 of the Deed Records of Comal County, Texas;

North  $00^{\circ} 05' 18''$  West a distance of 338.21 feet to a found  $\frac{1}{2}$ " iron rod for an angle point on the east line of a 19.84 acres tract recorded in Document No. 200606002422 of the Deed Records of Comal County, Texas;

North  $00^{\circ} 11' 51''$  West a distance of 449.64 feet to a found  $\frac{1}{2}$ " iron rod for the northeast corner of said 19.84 acres and the southeast corner of Lot 19, Block 2 of Monteola Subdivision recorded in Document No. 200806017064 of the Deed Records of Comal County, Texas;

North  $00^{\circ} 00' 16''$  West a distance of 1609.52 feet to a set  $\frac{1}{2}$ " iron rod for an angle point on the east line of Lot 18, Block 1 of said Monteola Subdivision;

South  $90^{\circ} 00' 00''$  East a distance of 1258.94 feet to a set  $\frac{1}{2}$ " iron rod with "ACES" cap for the northwest corner of the herein described tract and to the **POINT OF BEGINNING**;

**THENCE** South  $90^{\circ} 00' 00''$  East a distance of 750.89 feet to a set  $\frac{1}{2}$ " iron rod with "ACES" cap for an angle point;

**THENCE** South  $00^{\circ} 00' 00''$  East a distance of 1224.15 feet to a set  $\frac{1}{2}$ " iron rod with "ACES" cap for an angle point;

**THENCE** North  $90^{\circ} 00' 00''$  West a distance of 750.89 feet to a set  $\frac{1}{2}$ " iron rod with "ACES" cap for an angle point;

Page 2

21.10 Acres

**THENCE** North 00°00'00" West a distance of 1224.15 feet to the **POINT OF BEGINNING** and containing 21.10 acres of land, more or less, in Comal County, Texas.

Plat of survey provided.

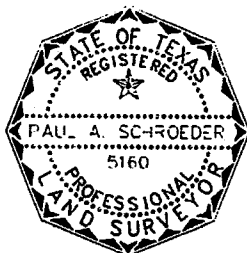
ALAMO CONSULTING ENGINEERING  
& SURVEYING, INC.



PAUL A. SCHROEDER, R.P.L.S. 5160

December 15, 2016

Job # 132300





**ALAMO CONSULTING ENGINEERING AND SURVEYING, INC.**

TEXAS FIRM REGISTRATION NUMBER: TEPF F-4490 & TBPIS 100076-00

4365 EAST EVANS RD., SAN ANTONIO, TX 78261

PHONE: (210)828-0691

FAX: (210)481-0632

**FIELD NOTES  
FOR 172.37 ACRES**

BEING 172.37 acres out of a Called 611.81 acres in a Deed to Robert Bruce Cole Recorded in Volume 703, Page 832 of the Deed Records of Comal County, Texas and also being out of the Alva Morris Holbrook Survey No. 414, Abstract 720, Comal County, Texas and being more particularly described by meets and bounds as follows:

BEGINNING at a found  $\frac{1}{2}$ " iron rod for the southwest corner of said 611.81 acres, a point on the north line of a 40' right of way known as Ammann Road and the southwest corner of a 4.071 acre tract recorded in Document No. 200406002347 of the Deed Records of Comal County, Texas from which the southeast corner of the Antonio Rubio Survey, Abstract 512 and the northeast corner of the Herman Jaeger Survey No. 236, Abstract 3 bears North  $00^{\circ} 09' 14''$  West a distance of 7.563 feet;

THENCE North  $00^{\circ} 23' 19''$  West a distance of 1139.78 feet to a found  $\frac{1}{2}$ " iron rod for an angle point on the east line of said 4.071 acres;

THENCE North  $00^{\circ} 19' 02''$  West a distance of 209.57 feet to a found  $\frac{1}{2}$ " iron rod for an angle point on the east line of said 4.071 acres;

THENCE North  $00^{\circ} 13' 29''$  West a distance of 590.01 feet to a found  $\frac{1}{2}$ " iron rod for an angle point on the east line of a 34.619 acres tract recorded in Document No. 200606002422 of the Deed Records of Comal County, Texas;

THENCE North  $00^{\circ} 05' 18''$  West a distance of 338.21 feet to a found  $\frac{1}{2}$ " iron rod for an angle point on the east line of a 19.84 acres tract recorded in Document No. 200606002422 of the Deed Records of Comal County, Texas;

THENCE North  $00^{\circ} 11' 51''$  West a distance of 449.64 feet to a found  $\frac{1}{2}$ " iron rod for the northeast corner of said 19.84 acres and the southeast corner of Lot 19, Block 2 of Monteola Subdivision recorded in Document No. 200806017064 of the Deed Records of Comal County, Texas;

THENCE North  $00^{\circ} 00' 16''$  West a distance of 1609.52 feet to a set  $\frac{1}{2}$ " iron for the northwest corner of the herein described tract, an angle point on the east line of Lot 18, Block 1 of said Monteola Subdivision;

THENCE South  $90^{\circ} 00' 00''$  East a distance of 1258.94 feet to a set  $\frac{1}{2}$ " iron rod with "ACES" cap for an angle point;

THENCE South  $00^{\circ} 00' 00''$  East a distance of 1224.15 feet to a set  $\frac{1}{2}$ " iron rod with "ACES" cap for an angle point;

THENCE South  $90^{\circ} 00' 00''$  East a distance of 750.89 feet to a set  $\frac{1}{2}$ " iron rod with "ACES" cap for an angle point and being the most easterly corner of the herein described tract;

THENCE South  $03^{\circ} 28' 45''$  West a distance of 3141.58 feet to a set  $\frac{1}{2}$ " iron rod with "ACES" cap for the southeast corner of this parcel and a point on the north line of said 40' right of way known as Ammann Road;

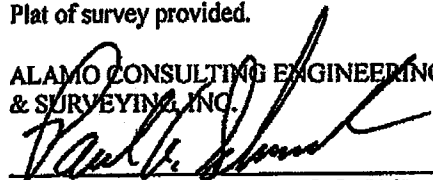
Page 3

172.37 Acres

N 89°15'45" West a distance of 1805.93 feet to the **POINT OF BEGINNING** and containing 172.37 acres of land, more or less, in Comal County, Texas.

Plat of survey provided.

ALAMO CONSULTING ENGINEERING  
& SURVEYING, INC.

  
PAUL A. SCHROEDER, R.P.L.S. 5160

December 15, 2016

Job # 132300





**ALAMO CONSULTING ENGINEERING AND SURVEYING, INC.**

TEXAS FIRM REGISTRATION NUMBER: TBPE F-4490 & TBPLS 100076-00

4365 EAST EVANS RD., SAN ANTONIO, TX. 78261

PHONE: (210)828-0891

FAX: (210)481-0832

**FIELD NOTES  
FOR 471.95 ACRES**

**BEING** 471.95 acres out of a Called 611.81 acres in a Deed to Robert Bruce Cole Recorded in Volume 703, Page 832 of the Deed Records of Comal County, Texas and also being out of the Alva Morris Holbrook Survey No. 414, Abstract 270 and 2.88 acres out of the El Passo Irrigation Co Survey No. 765, Abstract 148 and 1.94 acres out of the Friedrich Voges Survey No. 694, Abstract 710, Comal County, Texas and being more particularly described by meets and bounds as follows.

**COMMENCING** at a found  $\frac{1}{2}$ " iron rod for the southwest corner of said 611.81 acres, a point on the north line of a 40' right of way known as Ammann Road and the southwest corner of a 4.071 acre tract recorded in Document No. 200406002347 of the Deed Records of Comal County, Texas from which the southeast corner of the Antonio Rubio Survey, Abstract 512 and the northeast corner of the Herman Jaeger Survey No. 236, Abstract 3 bears North  $00^{\circ} 09' 14''$  West a distance of 7.563 feet;

**THENCE** with the west line of said Called 611.81 acres the following:

North  $00^{\circ} 23' 19''$  West a distance of 1139.78 feet to a found  $\frac{1}{2}$ " iron rod for an angle point on the east line of said 4.071 acres;

North  $00^{\circ} 19' 02''$  West a distance of 209.57 feet to a found  $\frac{1}{2}$ " iron rod for an angle point on the east line of said 4.071 acres;

North  $00^{\circ} 13' 29''$  West a distance of 590.01 feet to a found  $\frac{1}{2}$ " iron rod for an angle point on the east line of a 34.619 acres tract recorded in Document No. 200606002422 of the Deed Records of Comal County, Texas;

North  $00^{\circ} 05' 18''$  West a distance of 338.21 feet to a found  $\frac{1}{2}$ " iron rod for an angle point on the east line of a 19.84 acres tract recorded in Document No. 200606002422 of the Deed Records of Comal County, Texas;

North  $00^{\circ} 11' 51''$  West a distance of 449.64 feet to a found  $\frac{1}{2}$ " iron rod for the northeast corner of said 19.84 acres and the southeast corner of Lot 19, Block 2 of Monteola Subdivision recorded in Document No. 200806017064 of the Deed Records of Comal County, Texas;

North  $00^{\circ} 00' 16''$  West a distance of 1609.52 feet to a set  $\frac{1}{2}$ " iron rod for a southwest corner of the herein described tract, an angle point on the east line of Lot 18, Block 1 of said Monteola Subdivision and to the **POINT OF BEGINNING**

**THENCE** NORTH  $00^{\circ} 00' 16''$  WEST a distance of 639.93 feet to a found  $\frac{1}{2}$ " iron rod for the northeast corner of Lot 17, Block 1 of said Monteola Subdivision and the southeast corner of a 48.127 acres tract recorded in Volume 565, Page 886 of the Deed Records of Comal County, Texas;

**THENCE** NORTH  $00^{\circ} 02' 55''$  EAST a distance of 2006.15 feet to a found  $\frac{1}{2}$ " iron rod for the northeast corner of said 48.127 acres and the northeast corner of the Emil Wahrmond Survey, Abstract 762 and the southeast corner of 132.647 acre tract recorded in Volume 107, Page 407 of the Deed Records of Comal County, Texas and the southeast corner of the Anton Rubio Survey, Abstract 497;

**THENCE** NORTH  $01^{\circ} 13' 09''$  WEST a distance of 386.55 feet to a found 8" cedar post for the northwest corner of the herein described parcel and the northwest corner of the Called 611.81 acres and the southwest corner of Lot 115 of Shepherds Ranch Subdivision, Unit 5 recorded in Volume 11, Page 272 of the Deed Records of Comal County, Texas and an angle point on the east line of said 132.647 acres and the southwest corner of the Friedrich Voges Survey No. 694, Abstract 710;

**Exhibit "A"**

Page 2

471.95 Acres

**THENCE** NORTH 89°57'26" EAST a distance of 88.82 feet to a found 2" steel post for an angle point on the south line of said Lot 115 Shepherds Ranch Subdivision, Unit 5;

**THENCE** NORTH 88°33'10" EAST a distance of 239.41 feet to a found 2" steel post for the southeast corner of said Lot 115 Shepherds Ranch Subdivision, Unit 5 and the southwest corner of Lot 116 Shepherds Ranch Subdivision, Unit 5;

**THENCE** NORTH 84°15'47" EAST a distance of 362.61 feet to a 2" steel post for an angle point at the end of Kuntz Point a 60' right of way of said Shepherds Ranch Subdivision, Unit 5;

**THENCE** NORTH 88°47'08" EAST a distance of 1519.92 feet to a set ½" iron rod with "ACES" cap for an angle point on the south line of Lot 84 of Shepherds Ranch Subdivision, Unit 4 recorded in Volume 11, Pages 219-220 of the Deed Records of Comal County, Texas;

**THENCE** NORTH 89°48'25" EAST a distance of 964.63 feet to a set ½" iron rod with "ACES" cap for an angle point on the south line of Lot 90 of said Shepherds Ranch Subdivision, Unit 4;

**THENCE** NORTH 89°52'16" EAST a distance of 482.34 feet to a found ½" iron rod for the southeast corner of Lot 91 of said Shepherds Ranch Subdivision, Unit 4 and the southwest corner of Lot 92 of said Shepherds Ranch Subdivision, Unit 4;

**THENCE** NORTH 89°17'39" EAST a distance of 260.01 feet to a found 8" cedar post for the southeast corner of said Lot 92 Shepherds Ranch Subdivision, Unit 4 and a point on the west line of a 501.39 acre tract recorded in Document No. 201606043597 of the Deed Records of Comal County, Texas and also being the northeast corner of the herein described tract;

**THENCE** SOUTH 00°22'59" WEST a distance of 3039.53 feet to a found ½" iron rod with "RPLS 5418" cap for an angle point on the east line of said 501.39 acres;

**THENCE** SOUTH 00°15'14" EAST a distance of 449.26 feet to a found ½" iron rod with "RPLS 5418" cap for an angle point on the east line of said 501.39 acres;

**THENCE** SOUTH 00°23'13" EAST a distance of 2654.98 feet to a found "60D NAIL" for an angle point on the west line of a 300.19 acre tract recorded in Document No. 201606043595 of the Deed Records of Comal County, Texas;

**THENCE** SOUTH 00°28'53" EAST a distance of 549.97 feet to a found "60D NAIL" for an angle point on the west line of said 300.19 acres;

**THENCE** SOUTH 00°57'44" WEST passing a 1" iron pipe for the southwest corner of said 300.19 acres at a distance of 523.20 feet and continuing for a total distance of 547.29 feet to a set "MAGNAIL" in a 24" Oak, for the southeast corner of the herein described parcel and a point on the north line of said 40' right of way known as Ammann Road;

**THENCE** with the north line of said 40' right of way known as Ammann Road and the south line of the herein described parcel the following:

SOUTH 63°24'49" WEST a distance of 424.83 feet to a set ½" iron rod with "ACES" cap fro a point of curvature;

**Exhibit "A"**

Page 3

471.95 Acres

Along a curve to the right, having a radius of 595.00 feet, a delta angle of  $27^{\circ}27'48''$ , and whose long chord bears SOUTH  $77^{\circ}08'43''$  WEST a distance of 282.48 feet to a set  $\frac{1}{2}$ " iron rod with "ACES" cap for a point of tangency;

NORTH  $89^{\circ}07'23''$  WEST a distance of 529.34 feet to a set  $\frac{1}{2}$ " iron rod with "ACES" cap for an angle point;

NORTH  $89^{\circ}18'38''$  WEST a distance of 601.57 feet to a set  $\frac{1}{2}$ " iron rod with "ACES" cap for an angle point;

NORTH  $89^{\circ}15'45''$  WEST a distance of 298.67 feet to a set  $\frac{1}{2}$ " iron rod with "ACES" cap for an angle point;

THENCE NORTH  $03^{\circ}28'45''$  EAST a distance of 3141.58 feet to a set  $\frac{1}{2}$ " iron rod with "ACES" cap for an angle point;

THENCE NORTH  $00^{\circ}00'00''$  EAST a distance of 1224.15 feet to a set  $\frac{1}{2}$ " iron rod with "ACES" cap for an angle point;

THENCE NORTH  $90^{\circ}00'00''$  WEST a distance of 2009.83 feet to the **POINT OF BEGINNING** and containing 471.95 acres of land, more or less, in Comal County, Texas.

Plat of survey provided.

ALAMO CONSULTING ENGINEERING  
& SURVEYING, INC.

PAUL A. SCHROEDER, R.P.L.S. 5160

December 15, 2016

Job # 132300

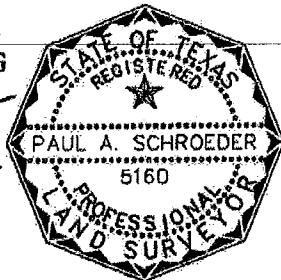


Exhibit "A"





300.19 ACRES  
DOC# 201606043595

GUADALUPE HERRERA  
SURVEY No. 192  
ABSTRACT 206

501.38 ACRES  
DOC# 201606043597

FRANZ SCHAFER  
SURVEY No. 570  
ABSTRACT 563

EL PASO IRR CO  
SURVEY No. 765  
ABSTRACT 148

SHEPHERD RANCH SUBDIVISION  
UNIT 4  
VOLUME 11, PAGE 219-220

APPROXIMATE LOCATION  
OF SURVEY LINES

FRIEDRICH VOGES  
SURVEY No. 694  
ABSTRACT 710

KUNTZ PT.  
60' R.O.W.

SHEPHERD RANCH SUBDIVISION  
UNIT 5  
VOLUME 11, PAGE 272

132.647 ACRES  
VOLUME 107, PAGE 407

ANTON RUBIO  
ABSTRACT 497

ALVA MORRIS  
HOLBROOK SURVEY  
No. 414 ABSTRACT  
270

471.95 ACRES

21.10 ACRES  
HOMESTEAD TRACT  
1224.15'

172.37 ACRES  
OPTION TRACT

48.127 ACRES OUT OF 128.867  
VOLUME 565, PAGE 886

ALFRED CARSON  
ABSTRACT 119

EMIL WAHRMUND  
ABSTRACT 762

ANTONIO RUBIO  
ABSTRACT 512

4.071 ACRES  
DOC# 200406002347

HERMAN JAEGER  
SURVEY No. 236  
ABSTRACT 3

BEING: 665.42 ACRES (28,985.536 SQ.FT.) CALLED 611.81 ACRES IN A DEED TO ROBERT BRUCE COLE RECORDED IN VOLUME 214, PAGE 850 OF THE DEED RECORDS OF COMAL COUNTY, TEXAS AND ALSO BEING OUT OF THE ALVA MORRIS HOLBROOK SURVEY No. 414, ABSTRACT 270 AND 2.88 ACRES OUT OF THE EL PASO IRRIGATION CO SURVEY No. 765, ABSTRACT 148 AND 1.94 ACRES OUT OF THE FRIEDRICH VOGES SURVEY No. 694, ABSTRACT 710, COMAL COUNTY, TEXAS.

| LINE TABLE |                 |        |  |
|------------|-----------------|--------|--|
| LINE       | DIRECTION       | LENGTH |  |
| 1          | N 89° 17' 39" E | 395.55 |  |
| 2          | S 89° 17' 39" W | 395.55 |  |
| 3          | S 89° 17' 39" W | 239.41 |  |
| 4          | S 89° 17' 39" W | 362.61 |  |

| CURVE TABLE |         |         |                             |
|-------------|---------|---------|-----------------------------|
| CURVE       | RADIUS  | LENGTH  | CHORD BEG. C-CHORD. END     |
| C1          | 595.00' | 282.20' | 145.39' 27° 27' 48" 282.48' |

SEE 1/2" IRON ROD SET  
WITH "X" CAP  
IR = 1/2" IRON ROD FOUND

PER RESTRICTIONS  
BASIS OF BEARING IS GPS NAD83 TEXAS SOUTH CENTRAL  
1/2" IRON RODS FOUND AT ALL LOT CORNERS UNLESS NOTED OTHERWISE

SEE 68441681  
EFFECTIVE DATE: OCTOBER 24, 2016

REFERENCE:  
VOL. 103, PG. 832- DEED RECORDS COMAL COUNTY

STATE OF TEXAS  
COUNTY OF BEXAR  
I HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS  
AN ACTUAL SURVEY MADE ON THE GROUND BY PEOPLE  
WORKING UNDER MY DIRECT SUPERVISION AND THIS  
SURVEY PRACTICES AS SET OUT BY THE TEXAS BOARD  
OF PROFESSIONAL LAND SURVEYING AS OF THIS DATE.  
THIS 15TH DAY OF DECEMBER 2016 A.D.  
PAUL A. SCHROEDER  
R.P.L.S. NO. 5160  
JOB NO. 132500



4305 EAST EVANS ROAD  
SAN ANTONIO, TEXAS 78261  
PHONE (210) 628-0691  
FAX (210) 481-0632

**SURVEY**  
**665.42 ACRES**

DATE: DECEMBER 15, 2016  
DRAWN BY: JR/SAL  
CHECKED BY: PAS  
JOB NO. 132500  
FILE NO. FINAL SURVEY.DWG

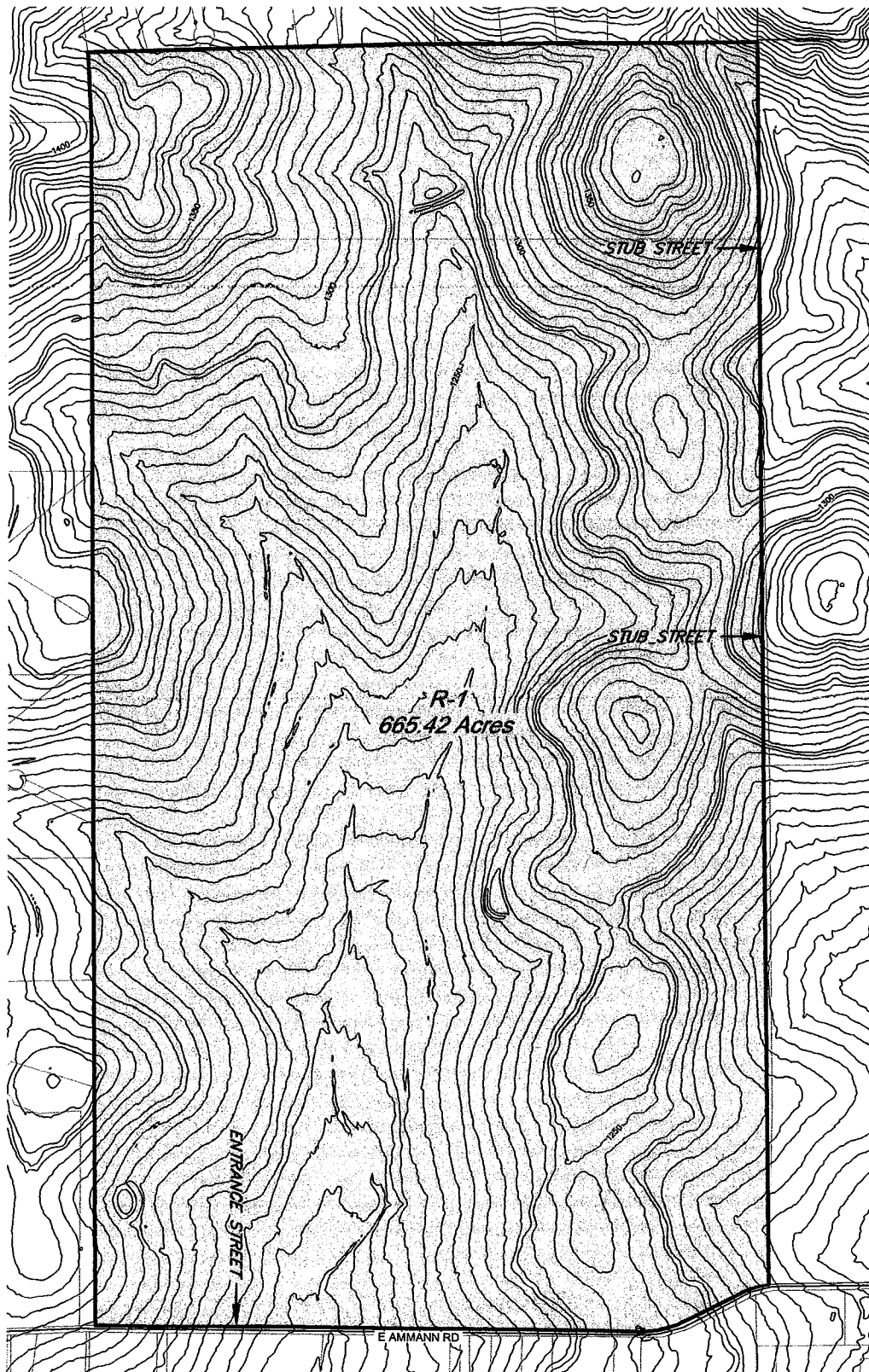
**EXHIBIT B**

General Plan

**ADDED TO EFFECT SCANNING  
PER COMAL COUNTY CLERK**

**ADDED TO EFFECT SCANNING  
PER COMAL COUNTY CLERK**

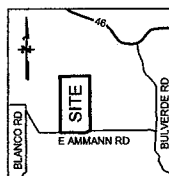
0 300 600 1,200  
SCALE: 1" = 600'



**JONES CARTER**

Texas Board of Professional Engineers Registration No. F-439

4300 Lockhill Selma Road, Suite 100  
San Antonio, Texas 78249  
TEL 210 494 5511  
FAX 210 494 5519



VICINITY MAP

| LAND USE | ACRES  | LOTS | DENSITY |
|----------|--------|------|---------|
| R-1      | 665.42 | 132  | 0.20    |

**COLE TRACT**  
**GENERAL PLAN**