

POLITICAL BOUNDARY ANNEXATION 2021 TO THE CITY OF BULVERDE

Revised July 2021

Legend

- ANNEXATION LIMITS
- EXISTING CITY LIMITS



1 inch = 600 feet

ANNEXATION AREA
0.270 SQ. MILES
172.50 ACRES

- | ID | OWNER NAME, LEGAL DESCRIPTION |
|-----|--|
| 1. | SOUTHERLAND BELLE OAKS LLC,
BELLE OAKS RANCH PHASE III, LOT 908 |
| 2. | KNOTT RORY R & SUE
BELLE OAKS RANCH PHASE III, BLOCK 4, LOT 95 |
| 3. | THOMAS CLAREN J SR & LORI G,
BELLE OAKS RANCH PHASE III, BLOCK 4, LOT 96 |
| 4. | MULLEN MICHAEL F & KAREN M,
BELLE OAKS RANCH PHASE III, BLOCK 4, LOT 97 |
| 5. | MULLEN MICHAEL F & KAREN M,
BELLE OAKS RANCH PHASE IV, BLOCK 4, LOT 98 |
| 6. | PROVIDENT POINT LLC,
BELLE OAKS RANCH PHASE IV, BLOCK 4, LOT 99 |
| 7. | MCNAB JAMES A G RVCBL FAMILY TRST AGRMNT 3-24-2016,
BELLE OAKS RANCH PHASE IV, BLOCK 4, LOT 100 |
| 8. | BEARDEN CHARLES D & AUDREY,
BELLE OAKS RANCH PHASE IV, BLOCK 4, LOT 101 |
| 9. | COLUNGA JULIAN R & JESSICA,
BELLE OAKS RANCH PHASE IV, BLOCK 4, LOT 102 |
| 10. | MARTINEZ ROMAN J & NATALIE I FRYE-MARTINEZ,
BELLE OAKS RANCH PHASE IV, BLOCK 4, LOT 103 |
| 11. | NOVACK JOSEPH J & MICHELE L MONCEAUX,
BELLE OAKS RANCH PHASE IV, BLOCK 4, LOT 104 |
| 12. | GUIROVICH LOUIS J & MARY E,
BELLE OAKS RANCH PHASE IV, BLOCK 4, LOT 105 |

LAUBACH ROSEMARY
A-408 SUR-431 T G MCGEHEE,
ACRES 57.782

LAUBACH ROSEMARY
A-408 SUR-431 T G MCGEHEE,
ACRES 87.59, (& OTHER SURVEYS)

SIMONS TRAVIS JAMES
A-497 SUR-601 A RUBIO,
ACRES 62.782

FIELDER PATRICIA G
SHEPHERDS RANCH 5, LOT 109

KELLER DONALD L & MARLENE
SHEPHERDS RANCH 5, LOT 110

TAYLOR WESLEY L & SANDRA K
SHEPHERDS RANCH 5, LOT 111, LIFE ESTATE

BOBO KENNETH A
SHEPHERDS RANCH 5, LOT 113 & 114

MOLINA WILLIAM H & ANNA M
SHEPHERDS RANCH 5, LOT 115

CASTLEBERRY KEARY P & CATHERINE B
CENTENNIAL RIDGE 3, BLOCK 1, LOT 57

LAUBACH GERALD
A-119 SUR-768 A CARSON, ACRES 80.74

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

POINT OF BEGINNING

BELLE OAKS RANCH LTD
A-655 SUR-237 J WEBB
ACRES 230.857

ANSLEY RIDGE

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12

FOSSIL SPRINGS

POST OAK RIDGE

LIVE OAK RIDGE

SHEPHERDS RANCH

KUNZ

FIELD NOTES DESCRIPTION
ANNEXATION 2021
LAUBACH AND SIMONS
OF APPROXIMATELY 0.270 SQUARE MILES
FOR POLITICAL BOUNDARY PURPOSES

BEING AN APPROXIMATE 0.270 SQUARE MILE TRACT OF LAND SITUATED IN COMAL. SAID 0.270 SQUARE MILE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AN APPROXIMATE DISTANCE OF 150 FEET NORTH OF THE SOUTHWESTERLY CORNER OF THAT CERTAIN LOT 57 OF SHEPHERDS RANCH UNIT 3 SUBDIVISION CONVEYED TO KEARY P AND CATHERINE B CASTLEBERRY, MARKING THE MOST SOUTHEASTERLY CORNER OF THIS TRACT;

THENCE, WESTERLY, ALONG THE SOUTHERLY LINE OF SAID 48.127 ACRE TRACT AND 80.74 ACRE TRACT CONVEYED TO GERALD LAUBACH, AN APPROXIMATE DISTANCE OF 2838 FEET, MARKING THE MOST SOUTHWESTERLY CORNER OF THIS TRACT;

THENCE NORTHERLY, ALONG THE WESTERLY LINE OF SAID 230.857 ACRE TRACT CONVEYED TO BELLE OAKS RANCH LTD AND ALSO THE WESTELY LINE OF LOTS 105, 104, 103, 102, 101, 100, 99 AND LOT 98 OF THE BELLE OAKS RANCH PHASE 4 SUBDIVISION AND ALSO THE WESTELY LINE OF LOTS 97, 96, 95 AND LOT 908 OF THE BELLE OAKS RANCH PHASE 3 SUBDIVISION, AN APPROXIMATE DISTANCE OF 2963 FEET, MARKING THE MOST NORTHWESTERLY CORNER OF THIS TRACT;

THENCE, EASTERLY, ALONG THE NORTHERLY LINE OF L.C.R.A. TRANSMISSION LINE EASEMENT AND INTO AND ACROSS SAID 57.782 ACRE TRACT CONVEYED TO ROSEMARY LAUBACH AND ALSO INTO AND ACROSS SAID 62.782 ACRE TRACT CONVEYED TO TRAVIS JAMES SIMONS, AN APPROXIMATE DISTANCE OF 2545 FEET, MARKING THE MOST NORTHEASTERLY CORNER OF THIS TRACT;

THENCE, SOUTHERLY, ALONG THE EASTERLY LINE OF LOTS 109, 110, 111, 113 & 114, AND LOT 115 OF SHEPHERDS RANCH UNIT 5 SUBDIVISION AND ALSO THE EASTERLY LINE OF LOT 57 OF SHEPHERDS RANCH UNIT 3 SUBDIVISION CONVEYED TO KEARY P AND CATHERINE B CASTLEBERRY, AN APPROXIMATE DISTANCE OF 2667 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF APPROXIMATELY 0.270 SQUARE MILES OF LAND, MORE OR LESS.

THIS DOCUMENT 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 INTERERST IN EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.