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STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Bexar County, Texas on:
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Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk



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**BRIGGS RANCH SPECIAL IMPROVEMENT DISTRICT
DEVELOPMENT AGREEMENT**

SCANNED

This Development Agreement (this "Agreement") is entered by and between the **City of San Antonio**, a Texas home-rule municipal corporation located within Bexar County, Texas (hereinafter, referred to as "City"); and **Convergence Brass, LLC**, a Delaware Limited Liability Company (hereinafter referred to as "Owner"). City and Owner shall hereafter collectively be referred to as "Parties" or in the singular as "Party."

RECITALS

WHEREAS, Owner submitted a petition to Bexar County, Texas (the "County") which was filed in the Bexar County official public records on December 3, 2019, to create a public improvement district to be named the Briggs Ranch Special Improvement District (the "District") pursuant to Chapter 382 of the Texas Local Government Code, as amended (the "Code"); and

WHEREAS, the District Property (as defined herein) specifically consists of approximately 866.977 acres of land, as more particularly described in **Exhibit "A"** and **Exhibit "B"**, which are attached hereto and fully incorporated herein; and

WHEREAS, Owner owns or controls the District Property and, upon the County's creation of the District, Owner intends to develop the "Project," as further defined and described herein; and

WHEREAS, the Parties desire to enter into this Agreement pursuant to Subchapter G of Chapter 212 of the Texas Local Government Code, § 212.172, et. sec., to reflect that in consideration of Owner's agreement to abide by and comply with the terms of this Agreement and the conditions stated herein, City will agree to consent to (1) the establishment of the District within the City's extraterritorial jurisdiction ("ETJ") and the inclusion of the District Property therein, (2) to the County's delegation to the District the powers granted by Section 52, Article III of the Texas Constitution and the powers and duties of a road district in accordance with Section 382.101 of the Code, and (3) the power to provide water, wastewater, and drainage facilities in accordance with Section 382.101 of the Code; but the City's consent does not include the powers to exercise eminent domain, annexation or exclusion of property from the District.

WHEREAS, in the event that the District Property is subject to Section 43.0751 of the Code for purposes of entering into an agreement, it is the Parties' intent that the City enter into a Strategic Partnership Agreement ("SPA") with the District pursuant to said Code Section, which in addition to the terms of this Agreement regarding annexation, will govern the terms of limited purpose annexation of commercial property within the District Property as well as sales and use tax to be imposed by the City, a percentage of which will be shared according to the terms of the applicable SPA.

NOW, THEREFORE, in consideration of the mutual covenants and agreements, and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties now wish to enter into this Agreement and agree as follows:

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I. DEFINITIONS

1.1 "Agreement" shall mean this document executed by the Parties, which may be amended from time to time, pursuant to the provisions contained herein.

1.2 "Annexation Area" shall mean the area that the City determines in its sole discretion to annex in accordance with this Agreement up to and including the entire District Property.

1.3 "Director" shall mean the Director of the City's Department of Planning.

1.4 "City" and "County" shall have the meanings specified above.

1.5 "City Code" shall mean the City of San Antonio's Code of Ordinances

1.6 "Code" shall mean the Texas Local Government Code, as amended.

1.7 "District" shall mean the public improvement district proposed in Owner's petition for the creation of the Briggs Ranch Special Improvement District filed with the County on December 3, 2019 which includes the District Property.

1.8 "District Property" shall refer to approximately 866.977 acres of property. The District Property is more particularly described and illustrated in Exhibits "A" and "B" which are incorporated herein for all purposes.

1.9 "Effective Date" shall mean the effective date of the County's order creating the District.

1.10 "Master Development Plan" ("MDP") is the proposed plan of development for the Project, as depicted in Exhibit "C" attached hereto and incorporated herein for all purposes.

1.11 "Owner" shall have the meaning specified above and shall include any successors and assigns.

1.12 "Project" shall have the meaning specified in Section 3.1 of this Agreement, which may be amended from time to time in accordance with section 3.2.

1.13 "UDC" means the City's Unified Development Code codified as Chapter 35 of the City's Code of Ordinances.

Singular and Plural: Words used herein in the singular, where the context so permits, also includes the plural and vice versa, unless otherwise specified.

II. REPRESENTATIONS AND ACKNOWLEDGMENTS

2.1 The recitals set forth hereinabove are included here as if set out in full and are part of the conditions of this Agreement and binding on Parties.

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2.2 Owner represents to the City that it is the owner of the proposed District Property and has the legal capacity and authority to enter into this Agreement and to perform the requirements of this Agreement.

2.3 Owner acknowledges that any improvements or contributions made to the proposed District Property in anticipation of payment or reimbursement from the District shall not be, nor construed to be, financial obligations of the City and the City is not involved in the creation of the District or is in any other way required or obligated to perform any actions, contribute any funds or resources or otherwise participate in the establishment of the District, except as provided in this Agreement.

2.4 Owner acknowledges that the City's consent described in Section 4.1 below is for the boundaries of the District, as described and depicted in Exhibits "A" and "B" that are attached hereto and for the Project.

III. THE PROJECT & PUBLIC INFRASTRUCTURE

3.1 The Project consists of certain proposed public infrastructure on and within the District Property, as further described in the Proposed Infrastructure Improvements summary and the MDP, collectively attached hereto as Exhibit "C".

3.2 The Project may be amended from time to time through any applicable master development plan ("MDP") process currently outlined in the City's UDC with review and approval by the Director of the Development Services Department who reserves the right to exercise discretion with respect to any MDP review and approvals as afforded under the UDC.

IV. CONSIDERATION AND TERMS

4.1 In exchange for Owner's agreement to be bound by the terms of this Agreement, City consents to (1) the establishment of the District within the City's extraterritorial jurisdiction ("ETJ") and the inclusion of the District Property therein, (2) to the County's delegation to the District the powers granted by Section 52, Article III of the Texas Constitution and the powers and duties of a road district in accordance with Section 382.101 of the Code, and (3) the power to provide water, wastewater and drainage facilities in accordance with Section 382.101; but the City's consent does not include the powers to exercise eminent domain, annexation or exclusion of property from the District.

4.2 The Parties agree and acknowledge that the Owner shall pay an Operations Fee in the amount of One Hundred Seventy Five and No/100 U.S. dollars (\$175.00) per residential lot and per multi-family unit within each phase of the Project, which, subject to MDP amendment(s) provided for in this Agreement, in the Parties estimation amounts to approximately Seven Hundred Seventy Nine Thousand Four Hundred Fifty and No/100 U.S. dollars (\$779,450). The Parties also agree that such Operations Fee is due at the time such single-family lots and/or multi-family units (as applicable), have been finally platted, as evidenced by the public recordation of final plats for such number of lots and/or units. Owner agrees to revise the estimated Operations Fee in

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accordance with this Agreement and any changes in residential units.. Owner further agrees to pay all reimbursement costs to the City for recording this Agreement with the Bexar County Real Property records as required by the City.

4.3 The Parties agree that upon creation of the District and subject to approval of qualified voters in the District, the taxes hereby authorized to be levied and imposed within the District and the rates at which they are authorized to be on all property owners within the District are as follows:

Ad Valorem Tax	Not to exceed the City of San Antonio's ad valorem tax rate assessed by the City within the City's municipal boundaries
Hotel Occupancy Tax	9% or not to exceed the City's Hotel Occupancy Tax assessed within the City's municipal boundaries, whichever is greater
Sales and Use Tax	Not to exceed 2 %

4.4 **Strategic Partnership Agreement.** The Parties agree that Owner will cause the District to enter into a strategic partnership agreement ("SPA") for the purpose of imposing and collecting sales and use taxes within commercial use areas of the District, such SPA containing the terms set forth herein, a copy of which is attached to this Agreement in substantial form as **Exhibit "D"**. In the event the District fails to enter into the strategic partnership agreement within 12 months of execution of this Agreement, Owner agrees that the Owner and/or developer of the Property will not be entitled to reimbursement by District for the construction of improvements necessary for the exercise of the District's powers and duties of a road district and the power to provide water, wastewater or drainage facilities conferred under Chapter 382 of the Code and the Counties order creating the District.

4.4.1 If the SPA is approved, Owner agrees that the District will reimburse the City for costs associated with the limited purpose annexation (LPA) and implementing the SPA; including recording of the SPA with the Real Property Records of Bexar County, publications of public hearings, annexation ordinance, polling location notices for voters in LPA areas; and plan amendments and zoning for annexed land.

4.5 **Non-annexation.** The Parties agree that in exchange for Owner's agreement to comply with the terms of this Agreement for the entire term of the Agreement, City will continue the ETJ status of the District Property and defer annexation of the District Property for the term of this Agreement which shall not exceed thirty (30) years from the Agreement's effective date.

4.6 **Voluntary petition for annexation.** The Parties agree that this Agreement constitutes a voluntary petition to the City for annexation of the District Property for full purposes under the provisions of Subchapter C-3 of Chapter 43 of the Code which shall be deemed submitted to the City on the Effective Date of this Agreement. Subject to Section 4.5 above, the City may

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exercise its right to annex the District Property or any portion thereof (the "Annexation Area") in its sole discretion upon default of this Agreement by the Owners, subject to the provisions of Sections 7.3 and 7.4 of this Agreement, or at the end of the term of this Agreement. The Parties further agree that this Agreement does not obligate the City to annex the entire District Property for limited or full purposes at any time.

4.6.1 The Parties agree and acknowledged that Section 4.6 of this Agreement applies only (i) at the end of the term or expiration of this Agreement and (ii) if no SPA covers all or a part of the District Property and the City opts to annex any portion of the proposed District Property pursuant to this Agreement. Section 4.6 shall not apply to any portion of the District Property which is encumbered by an SPA and no voluntary petition for annexation shall extend to such District Property as long as an SPA exists for such property

4.7 Owner agrees that this voluntary petition and consent to annexation of the District Property may not be revoked and is intended to be and shall be binding upon the Owner as well as its successors and assigns in ownership of any right, title or interest in and to the District Property or any part thereof. Owner further agrees that the City has the authority to annex the Property under Chapter 212 of the Code independently of Chapter 43 of the Code and that such authority may be exercised regardless of the procedural requirements of Chapter 43 of the Code.

4.8 **Waiver.** To the extent authorized by state and local laws, the Parties agree that the City is only obligated to perform those tasks set forth in Subchapter C-3 of Chapter 43 of the Code that are required when annexing property under that subchapter. Owner agrees that the Owner shall not oppose any action taken by the City to annex the Annexation Area under this Agreement or under Subchapter C-3 of Chapter 43 of the Code.

4.9 All covenants, agreements and terms contained herein obligating Owner shall run with the land and shall hereafter bind its successors and assigns and all future owners of properties located within the District Property contained therein, including all parts of the Annexation Area.

4.10 The following language shall be included in each deed or lease of any real property located within the District Property, or by separate document that is recorded, which is executed after the Effective Date of this Agreement:

"This (conveyance or lease, as applicable) is made and accepted subject to that certain voluntary petition for annexation, provided in Section 4.6 of the Development Agreement, executed on _____, 2020, and recorded in the deed records of Bexar County under Bexar County Document No. [_____] which permits the City of San Antonio to annex the herein described property upon the terms and conditions set forth therein. Acceptance of this conveyance or lease, as applicable, shall evidence your consent and agreement to such annexation by the City and may be relied upon by the City as a beneficiary of your consent and agreement.

Further, this (conveyance or lease, as applicable) is made and accepted subject to the development rules, regulations and ordinances of the City of San Antonio applicable to properties in the City's extraterritorial jurisdiction as described in the Development Agreement. Acceptance of this conveyance or lease, as applicable, shall evidence consent and agreement to such developmental standards rules and regulations which may be relied upon by the City as a beneficiary of your consent and agreement."

4.11 Subject to Section 5.1.1 herein or unless provided for otherwise in this Agreement, Owner agrees that it will comply with all applicable municipal rules, regulations, orders, ordinances and other local laws applicable to all properties within the City's ETJ, during all phases of development and construction of the Project and during the term of this Agreement.

4.12 As applicable, and subject to Section 5.3 herein, Owner shall comply with the requirements of Section 382.109 of the Code regarding road projects on the District Property, as described by Section 382.109 of the Code to the extent such requirements apply to properties located in the City's ETJ.

4.13 Owner shall provide City with the proposed language to be placed on the ballot for any election to be held pertaining to the creation or confirmation of the District and the imposition of any taxes to be assessed within the District within 90 days from the date of the election.

4.14 The Parties agree and acknowledge that Section 382.201 of the Code, as it exists on the Effective Date of this Agreement, shall apply to this Agreement.

V. DEVELOPMENT STANDARDS

5.1 Owner agrees to comply with the development standards on the District Property as follows:

5.1.1 UDC: Except as otherwise provided herein, Owner agrees to comply with the provisions of the UDC applicable to properties in the ETJ, excluding any provisions or building standards triggered by the City's zoning regulations, including but not limited to, setbacks, buffers, and parking requirements. Notwithstanding any provisions herein to the contrary, the Parties agree and acknowledge that City building permit applications, fees, and inspections shall not be required for any single-family residential lots within the District Property. The Parties agree and acknowledge that, if applicable as of the Effective Date of this Agreement, District Property located within five (5) miles of a military installation will be subject to UDC Military Protection Area requirements.

5.1.2 Connectivity: Single-family residential subdivisions developed within the District Property will comply with the street connectivity ratio as outlined in the UDC.

5.1.3 Single-Family Residential Access Points: Owner agrees to provide increased road network access points for single-family residential subdivisions within the District Property which are located within fire and flood prone zones.

5.1.4 Solid Waste Infrastructure Standards: Owner agrees to construct, if applicable, infrastructure within the District Property pursuant to Chapters 14 and 35 of the City Code, including the City's Solid Waste Management Department standards as stated in Development Services Department Information Bulletin 576. Subject to the provisions herein in Article VI – Written Agreement Regarding Services pertaining to properties in the Annexation Area, nothing in this Agreement shall require Owner to enter into a contract with the City to provide solid waste collection services.

5.1.5 Major Thoroughfare: As per the UDC, Owner may design/construct (or cause to be designed/constructed) roads and rights-of-way shown on the City's Major Thoroughfare Plan ("MTP"), including Highway 90 West, State Highway 211, and Montgomery Road. Owner reserves the right to re-configure, or cause the re-configuration of roadway alignments as required to develop the District Property, which will be administered through MDP amendment(s) in accordance with Section 3.2 and/or through the City's process for amending the MTP, as applicable.

5.1.6 2010 Tree Ordinance: The requirements of the City's 2010 Tree Ordinance will apply to the development of the District Property.

5.2 Waiver of Vested Right: The Parties agree and acknowledge that this Agreement shall extinguish any vested right applicable to the District Property acquired prior to the Effective Date of this Agreement; however, this Agreement shall not adversely affect, alter, or extinguish any vested right that Owner, or Owner's successors or assigns, may acquire with respect to the District Property on or subsequent to the Effective Date of this Agreement, nor shall this Agreement limit the prospective use of any vested right acquired on or subsequent to the Effective Date of this Agreement.

5.3 Chapter 245 Permit: Notwithstanding any provisions to the contrary, and pursuant to Section 5.2, the Parties agree and acknowledge that, in accordance with Section 212.172(g) of the Code, this Agreement constitutes a permit under Chapter 245 of the Code, and that all standards and regulations agreed to be complied with in this Agreement (except as otherwise specifically noted) shall be those in existence as of the Effective Date of this Agreement.

5.4 Owner shall provide annual updates on the progress of the Project no later than January 30th of each year. The updates shall include development activity within the District Property and, if applicable, include the following:

- a. Plat applications for all subdivisions submitted during previous calendar year;
- b. Development documents and permits required by the UDC;
- c. Built-out percentages for single family, multifamily, commercial areas and any recalculations of build-out expectations;
- d. Construction updates (noting percentage completion of infrastructure and improvements);
- e. Number of residential units built to date;
- f. Annual PID revenue and expenditures; and
- g. All outstanding financial obligations, liabilities, and assets.

5.5 Military Protection Areas. For all properties within five (5) miles of a military installation, and if applicable to the District Property as of the Effective Date of this Agreement, Owner shall comply with the UDC regulations for Military Protection Areas.

5.6 If applicable to the District Property as of the Effective Date of this Agreement, Owner shall comply with the uses permitted in the Edwards Recharge Zone District as referenced in Chapter 35 of the City Code.

5.7 If applicable to the District Property as of the Effective Date of this Agreement, Owner shall comply with the San Antonio Recommended Plant List - All Suited to Xeriscape Planting Methods of UDC Appendix E.

5.8 If applicable to the District Property as of the Effective Date of this Agreement, Owner shall comply with park dedication requirements set out in the UDC.

5.9 If applicable to the District Property as of the Effective Date of this Agreement, Owner shall protect and preserve any existing historical or archeological buildings, structures, sites, features or places.

5.10 Owner shall comply with Chapter 28 of the City Code – Signs.

5.11 If applicable to the District Property as of the Effective Date of this Agreement, Owner shall comply with Chapter 34 of the City Code – Water & Sewers, including compliance with Category 3 pollution prevention criteria.

5.12 Owner shall comply with the same streetlight standards applicable to all subdivisions within the City that are listed in Section 35-506 (i) of the UDC.

5.13 All public infrastructure, improvements and facilities provided by the District shall be constructed, maintained and operated according to City and SAWS standards throughout the term of the Agreement and in accordance with applicable utility service agreements.

5.14 If applicable to the District Property as of the Effective Date of this Agreement, Owner shall comply with the Military Lighting Overlay District regulations set forth in the UDC for all property within the District.

VI. WRITTEN AGREEMENT REGARDING SERVICES

6.1 In the event the City annexes the Annexation Area pursuant to this Agreement, the Parties agree that this Section VI shall constitute a Written Agreement Regarding Services required under Chapter 43, section 43.0672 of the Code, shall run with the land, and shall govern all municipal services to be provided to the Annexation Area. The City shall be under no further obligation to negotiate services with any subsequent owners of any property located or developed within the Annexation Area other than the services set forth herein, provided that upon annexation of the Annexation Area, if the municipal services have changed or otherwise include additional services not referenced herein, the City will provide all municipal services to the Annexation Area that apply to other properties located within the City limits within no more than three (3) years from the date of annexation. The Agreement Regarding Services shall survive termination of this Agreement only to the extent the City annexes the Annexation Area pursuant to this Agreement.

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In general, this Agreement Regarding Services includes three (3) service components: **(1) Annexation Service Requirements, (2) Additional Services and (3) a Capital Improvement Program.** Providing services includes having services provided by any method or means by which the City extends municipal services to any other area of the City. This may include causing or allowing private utilities, governmental entities and other public and private non-profit service organizations to provide such services by contract in whole or in part. It may also include separate agreements with associations or similar entities. Services are provided and fees are assessed in accordance with the City's Code of Ordinances, as may be amended.

1. Annexation Service Requirements – The following services will be provided in the Annexation Area commencing on the effective date of the annexation for full purposes, unless otherwise noted.

A. Police Protection – The San Antonio Police Department (SAPD) will provide protection and law enforcement services in the Annexation Area.

These services include:

- Routine patrols and responses;
- Handling of complaints and incident reports;
- Special units, such as traffic enforcement, criminal investigations, covert operations, K-9 Unit, Family Assistance Crisis Teams, Bomb Squad, and Special Weapons and Tactics Team (SWAT); and
- Any other services or programs provided to the citizens of San Antonio at the time of annexation.

The Annexation Area will become part of an existing patrol district based upon factors such as the size of the area, population, and the expected number of calls for service. These factors will also determine the need for hiring additional patrol officers to ensure all patrol districts are adequately staffed 24 hours a day, seven days a week, and to maintain an average response time. SAPD San Antonio Fear Free Environment Unit (SAFFE) officers will be available to meet as requested to discuss police issues.

Police Substations are responsible for a Patrol "Service Area," under the command of a Captain. These Service Areas are divided into Patrol Sections. The Patrol Sections, with supervisory responsibilities assigned to Sergeants, are divided into "Patrol Districts." The "Patrol Districts" are geographically defined areas established for several reasons, including but not limited to:

- Serving as a manpower distribution tool based on call volume, population, area size, and geographic variables;
- Providing a means of establishing primary responsibility to individual officers, during their tour of duty, for various activities within a specific geographic area; and
- Providing an efficient and effective means of assigning, identifying, and locating officers, within a generalized area, using currently available technology.

The Annexation Area will be served by the substation assigned to that geographic area. There is no specific number of officers that can be assigned to a patrol district. Patrol districts are staffed with at least one officer, 24 hours a day, seven days a week. Many times, multiple officers are assigned to single districts.

Police services are initiated by on-sight officer activity, citizen requests, and any other means available. The most common means by which officers receive their assignments is through direct supervisory command and radio/computer transmissions by police dispatchers.

B. Fire Protection and Emergency Medical Service (EMS) – The San Antonio Fire Department (SAFD) will provide fire protection services and EMS service. Service will be provided through the use of fire engines, ladder trucks, full-time and peak period EMS ambulances, Medical Officers and Chief Officers. SAFD will be providing fire protection and EMS from the station assigned to that geographic area.

C. Solid Waste Collection Services – Solid Waste Collection services are provided, and fees are assessed in accordance with Chapter 14 of the City' Code of Ordinances, as may be amended. Fees for services are assessed monthly on CPS Energy Utility bills. If private collection services are used, the City solid waste fees will not be assessed.

Commercial Solid Waste Services – The City's Commercial collection for garbage are available on a case by case basis for qualifying businesses in a manner similar to residential services. Bulky item, brush and bagged leaf collections are not provided to businesses. If the City-provided commercial service is not desired, businesses may utilize private service providers.

D. Operation and Maintenance of Water and Wastewater Facilities – *Water and Wastewater Service* – if, at the time of annexation, the Annexation Area is not being provided with water and wastewater service, the San Antonio Water System (SAWS) will extend water and wastewater service to the Annexation Area at the request of a resident pursuant to SAWS policies regarding extensions of service. SAWS will provide water and wastewater service in accordance with standard SAWS policies and procedures.

E. Operation and Maintenance of Roads and Streets, including Street Lighting – The City's Public Works Department ("PWD") is responsible for the maintenance and repair of streets, bridges, alleys and related infrastructure within the City's jurisdiction. Curbs, sidewalks, driveway approaches, curb ramps, and other street infrastructures are constructed in accordance with the City and the Americans with Disability Act (ADA) standards. Service requests or community concerns for PWD's response, such as pothole and base and pavement repairs are initiated through the City's 311 call center or online services. These services include:

- Emergency Pavement Repair
- Street Base and Pavement Repair
- Preventative Street Maintenance
- Guard Post and Guard Rail Maintenance
- De-icing and Snow Removal Services

- Neighborhood Access and Mobility Program (NAMMP)
- Emergency Street Closure Services
- Street Re-striping and Marking Services

Infrastructure Management Program (IMP) is a five-year rolling program which focuses on the maintenance of the City infrastructure. Service needs are identified city-wide and are scheduled for street maintenance, alley maintenance, drainage maintenance, sidewalks, traffic signals, pavement marking and Advance Transportation District (ATD) projects. The IMP provides the City a structured program schedule, potential for additional multiple year contract awards and improved utility coordination. During the budget process for each fiscal year of the City, the IMP is presented to City Council for approval. Amendments may occur throughout the year due to coordination with utilities or unforeseen conditions, such as inclement weather. The goal of the IMP is to provide the best possible maintenance for the City.

Transportation Systems Management & Operations – If necessary, PWD will provide regulatory signage services. Traffic signal stop and all other regulatory studies are conducted in conjunction with growth of traffic volumes. Traffic signs, signals, and markings are installed in conformance with the Texas Manual on Uniform Traffic Control Devices. Faded, vandalized, or missing signs are replaced as needed. "Call back" service is provided 24 hours a day, 365 days a year for emergency repair of critical regulatory signs. Requests for signage should be called into the City's 311 Call Center.

Storm Water Utility – The Storm Water Utility is housed within the PWD Department. The Storm Water Utility is responsible for drainage services as well as the installation, operation, and maintenance of drainage infrastructure throughout San Antonio.

The Storm Water Utility Fee is intended to cover capital and maintenance expenses associated with drainage projects and fund operational services related to the Municipal Separate Storm Sewer System (MS4) Permit as required by Federal regulations. More information about the storm water rate plan is available at <http://www.sanantonio.gov/TCI/Projects/Storm-Water-Fee>.

The storm water utility fee is billed by SAWS on behalf of the City. Services are currently provided by the SAWS, in accordance with the SAWS's approved business plan and as limited by applicable codes, laws, ordinances and special agreements. Storm Water fees will be assessed for the subject property.

Street lighting – The planning of public streetlights is coordinated by the City's Development Services Department (DSD). CPS Energy will maintain public street lighting in accordance with City's policies. The City assumes the cost of electricity for public streetlights.

F. Operation and Maintenance of Parks, Playgrounds and Swimming Pools – Maintenance responsibilities for municipally owned parks, playgrounds, and swimming pools are the responsibility of the City. Any proposed or existing privately-owned parks, playgrounds, swimming pools, recreational facilities and common spaces in the Annexation Area are the responsibility of the property owner(s).

G. Operation and Maintenance of Any Other Publicly Owned Facility, Building, or Service – Should the City acquire any other facilities, buildings, or services necessary for municipal services for the Annexation Area, an appropriate City department will provide maintenance services for them.

2. **Additional Services** – Certain services, in addition to the above services, will be provided within the Annexation Area commencing on the effective date of the annexation for full purposes, unless otherwise noted. They are as follows:

A. Code Compliance – The Code Compliance Division of DSD enforces the City codes and regulations to protect the health, safety and general welfare of the community. Current enforcement is provided to the following and is not limited to:

- Vacant dangerous premises and structures,
- Junked vehicles,
- Weeded vacant lots,
- Zoning,
- Property maintenance,
- Minimum housing, including unsanitary premises,
- Front yard parking,
- Alley and right-of-way violations,
- Monthly inspections of salvage/junk yards,
- Monitoring and enforcing materials received at salvage/junk yards, and
- Enforcement of garage sale permits
- The City Code of Ordinances, including the UDC, are enforced by DSD, and are subject to changes by the City Council.

B. Building and Other Permits – Incomplete construction must obtain building permits from DSD in accordance with the City codes. Incomplete construction implies that final inspections have not been conducted and approved. For new commercial construction, incomplete construction indicates approved final inspections for building, mechanical, plumbing, electric, fire, traffic, drainage, sidewalks, irrigation inspections have not been obtained. Other field inspections may be applicable for new commercial construction depending on the specific use and/or location of the project. Any required permits, including, but not limited to, building, trade, and sign permits may be applied for at the Cliff Morton Development and Business Services Center located at 1901 South Alamo Street, San Antonio, TX. In addition, as part of the permitting process, applicant will be required to adhere to the City's Tree and Landscape requirements. A one-stop development service counter has been created to assist the public with any development questions that relate to building, planning and PWD issues.

C. Certificate of Occupancy – New and existing businesses must obtain a Certificate of Occupancy and related inspections required by the City code from DSD and San Antonio Metropolitan Health District. In accordance with the adopted City Building Code, no person may occupy a building or a space without first obtaining a Certificate of Occupancy. Certificates of Occupancy may be applied for at the Cliff Morton Development and Business Services Center located at 1901 South Alamo Street, San Antonio, TX.

D. Library Services – The nearest library services to the Annexation Area can be identified through the web address www.mysapl.org/digital.

The San Antonio Public Library locations provide the following services:

- Library materials for adults, young adults and children including books, periodicals, compact disks, DVD, videos, audio books, and electronic books;
- Programming for adults, young adults and children such as regularly scheduled story time;
- Book discussion groups and other topics of interest to the community; and
- Access to the website, databases and other computer programs, is available seven days a week through the web address www.mysapl.org/digital.

Professional staff is available to assist library customers with reference and reader's advisory questions and public meeting room space are available. More information is available at the San Antonio Public Library Website: www.mysapl.org.

E. Health Department Services – The San Antonio Metropolitan Health District (SAMHD) currently provides certain public health services, including dental screening and treatment, communicable disease control, emergency preparedness and response, and health education to persons residing in the Annexation Area through an inter-local agreement with Bexar County-University Health Systems. Upon full purpose annexation the following additional services will become available:

- Investigation of public health related complaints including food borne illness, recreational water quality, and public swimming pools and spas, and investigation of toxic exposures;
- Permitting and routine sanitation inspections of food establishments, schools, day cares, swimming pools and mobile living parks;
- Enforcement of the City's smoking ordinance in public places;
- Investigation of reported elevated Blood Lead Levels (BLL) in children;
- Access to community health clinics; and
- Medical Assistance Program benefits.

SAMHD will provide additional services for oversight of day care centers, semi-public swimming pools, air quality permits and livestock issues.

F. Animal Care Services – The Annexation Area will receive the same level of service as within the City Limits of the City. These services include, but may not be limited to, animal enforcement and control, educational and public outreach, low cost animal related resources such as microchips and spay/neuter services, and community cat program services.

G. Other Services – The City Departments with jurisdiction in the Annexation Area will provide services according to City policy and procedures.

3. Capital Improvements Program – The City will initiate the construction of capital improvements as may be necessary for providing municipal services. The timing for the construction of capital projects that may be necessary for the delivery of municipal services will be done in accordance with the requirements of Subchapter C of Chapter 43, Local Government Code.

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Each component of the Capital Improvement Program is subject to the City providing the related service directly. In the event that the related service is provided through a contract service provider, the capital improvement may not be constructed or acquired by the City but may be provided by the contract provider. The City may also lease buildings in lieu of construction of any necessary buildings.

- A. Police Protection** – No capital improvements are necessary at this time to provide police services.
- B. Fire Protection** – No capital improvements are necessary at this time to provide fire services.
- C. Emergency Medical Service** – No capital improvements are necessary at this time to provide EMS services.
- D. Solid Waste Collection** – No capital improvements are necessary at this time to provide solid waste collection services.
- E. Roads and Streets** – No newly constructed road or street related capital improvements are necessary at this time to provide services. The City will assume maintenance responsibilities for all public streets.
- F. Parks, Playgrounds and Swimming Pools** – No capital improvements are necessary at this time to provide parks and recreation services.
- G. Library Services** – No capital improvements are necessary at this time.
- H. Capital Improvements Planning** – The Annexation Area will be included with other territory within the municipality in connection with planning for new or expanded facilities and/or services. All other capital improvements will be considered through the 6-Year Capital Budget that represents the City's long-range physical infrastructure development and improve plan. Major funding sources are General Obligation Bonds, Certificates of Obligation, Storm Water Revenue Bonds, and Community Development Block Grants as applicable. Capital projects are placed in inventory by the City Council representative through input from community and neighborhood associations, other public processes, and comprehensive planning processes.
- I.** This Article in no way prohibits the City from amending any or modifying any of the above programs or services in accordance with the police, legislative and regulatory power of the City. Any such changes in services that apply to all properties for which the above services are provided shall apply to all property annexed pursuant to this Agreement.

VII. DEFAULT

7.1 Subject to Sections 7.3 and 7.4 below, Owner shall be declared in “Default” of this Agreement if Owner violates or causes a violation of any rules, regulations, orders, ordinances or other laws that are applicable to the District Property, as described herein, during the term of this Agreement.

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7.2 Subject to Sections 7.3 and 7.4 below, a Party shall be declared in "Default" if a material breach occurs of any covenant, obligation, or provision of this Agreement.

7.3 Notwithstanding any provision to the contrary, no Party shall be declared in Default, under this Agreement and subject to the remedies available to the non-defaulting party, as set forth herein, until written notice of default has been given to the defaulting Party (which notice shall set forth in reasonable detail the nature of the default) and until such Party has been given, from and after the receipt of such written notice, ninety (90) calendar days to cure the noticed default (the "Cure Period"). The Cure Period may be extended by written agreement of the Parties and shall be subject to approval of the City Council.

7.4 The duties of a Party to observe or perform any of the provisions of this Agreement, on its part to be performed or observed, shall be excused for a period equal to the period of prevention, delay, or stoppage due to causes beyond the control of the applicable Party, including, but not limited to, reason of strikes, civil riots, war, invasion, fire or other casualty, pandemic, or Acts of God.

VIII. REMEDIES

8.1 Upon the occurrence of Default by the Owner, the defaulting party shall be subject to the enforcement provisions set forth in Chapter 35, Article IV – Procedures, Division 11. – Enforcement, Sec. 35-491, as amended, of the City's Code as well as all civil remedies provided by law.

8.2 Upon the occurrence of Default by a Party, the non-defaulting Party may seek all remedies available to it at law or in equity, including, without limitation, termination, injunctive relief, mandamus, and specific performance. Additionally, upon the occurrence of Default by Owners (subject however to all notice and cure provisions provided herein), the City may proceed with voluntary annexation of the District Property as provided in this Agreement.

8.3 No remedy herein conferred upon or reserved to the Parties is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Agreement or now or hereafter existing at law or in equity or by statute.

8.4 The Parties hereto expressly agree that, in the event of litigation, each Party hereby waives its right to payment of attorneys' fees.

IX. NON-WAIVER

9.1 No course of dealing on the part of the Parties nor any failure or delay by the Parties in exercising any right, power, or privilege under this Agreement shall operate as a waiver of any right, power or privilege owing under this Agreement.

X. ASSIGNMENT

10.1 All covenants and agreements contained herein by the City shall bind its successors and assigns and shall inure to the benefit of the Owner and its successors and assigns.

10.2 This Agreement (including the duties, rights and obligations set forth herein) may not be assigned by Owner except for assignments to any related or successor entities, and as described in section 10.3 below, without the prior written consent of City, and subject to approval by the City Council, as evidenced by passage of an ordinance. Any subsequent assignment by an Owners, except for assignments described in section 10.3 below, shall only be done with the written consent of the City as evidenced by action of the City Council by ordinance.

10.3 Notwithstanding Section 10.2, without prior written consent of the City and approval by City Council, (i) all rights relating under this Agreement, including (without implied limitation) the right of non-annexation, shall run with the land and any subsequent owner, mortgagee, lessee or other party with an interest therein shall enjoy such rights; if Owner possesses or acquires any rights or entitlements with respect to the development of the Property and the construction of improvements thereon which run with all or a part the land, any subsequent owner, mortgagee, lessee or other party with an interest therein shall automatically be a beneficiary of such rights and entitlements to the extent of such interest in such Property or portion thereof; and (ii) Owner may collaterally assign its rights and obligations hereunder to any lender to which such party has granted a lien encumbering all or part of such Property.

XI. ENTIRE AGREEMENT

11.1 This written Agreement embodies the final and entire agreement between Parties hereto and may not be contradicted by evidence of prior, contemporaneous, or subsequent oral agreements of Parties.

11.2 The exhibits attached to this Agreement are incorporated herein and shall be considered a part of this Agreement for the purposes stated herein. Notwithstanding, the exhibits shall not constitute a binding commitment regarding the final improvements and infrastructure and the location of such improvements and boundaries, such may be amended from time to time by the Parties.

XII. AMENDMENTS

12.1 Except where the terms of this Agreement expressly provide otherwise, any alterations, additions, or deletions to the terms hereof, shall be affected only by amendment, in writing, executed by the Parties, and subject to approval by the City Council, as evidenced by passage of an ordinance.

XIII. SEVERABILITY

13.1 If any clause or provision of this Agreement is held invalid, illegal or unenforceable under present or future federal, state or local laws, including but not limited to the charter, code,

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or ordinances of the City, then and in that event it is the intent of Parties hereto that such invalidity, illegality or unenforceability shall not affect any other clause or provision hereof and that the remainder of this Agreement shall be construed as if such invalid, illegal or unenforceable clause or provision was never contained herein. It is also the intent of Parties hereto that in lieu of each clause or provision of this Agreement that is invalid, illegal, or unenforceable, there be added as a part of this Agreement a clause or provision as similar in terms to such invalid, illegal or unenforceable clause or provision as may be possible, legal, valid and enforceable.

XIV. INDEPENDENT CONTRACTORS

14.1 Owner covenants and agrees that it is an independent contractor and is not an officer, agent servant or employee of the City; that Owner shall have exclusive control of and exclusive rights to control the details of the work performed hereunder and all persons performing same, and shall be responsible for the acts and omissions of each Party's officers, agents, employees, contractors, subcontractors and consultants, except as where the City may enforce the provisions of the City's Code of Ordinances; that the doctrine of "respondeat superior" shall not apply as between the City and Owner, all officers, agents, employees, contractors, subcontractors and consultants of Owner, and nothing herein shall be construed as creating the relationship of employer-employee, principal-agent, partners or joint ventures between the City and Owner. The Parties hereto understand and agree that the City shall not be liable for any claims which may be asserted by any third party occurring in connection with the performance by Owners under this Agreement and that the Owners have no authority to bind the City.

XV. LEGAL AUTHORITY

15.1 The person(s) executing this Agreement on behalf of the respective Parties, represent, warrant, assure, and guarantee that they have full legal authority to (i) execute this Agreement on behalf of the respective Party, and (ii) to bind the respective Party to all of the terms, conditions, provisions, and obligations herein contained.

XVI. VENUE AND GOVERNING LAW

16.1 THIS AGREEMENT SHALL BE CONSTRUED UNDER AND IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS.

16.2 Any legal action or proceeding brought or maintained, directly or indirectly, as a result of this Agreement shall be heard and determined in Bexar County, Texas.

XVII. PARTIES' REPRESENTATIONS

17.1 This Agreement has been jointly negotiated between the Parties and shall not be construed against a Party because that Party may have primarily assumed responsibility for the drafting of this Agreement.

XVIII. NOTICE

18.1 All notices, demands or other communications given in connection with or required under this Agreement must be in writing and delivered to the person to whom it is directed and may be given by (a) overnight delivery using a nationally recognized overnight courier, in which case notice shall be deemed delivered one business day after deposit with such courier, (b) sent by email with a PDF attachment with an original copy thereof transmitted to the recipient by one of the means described in clauses (a), (c) or (d), in which case notice shall be deemed delivered on the date of transmittal of the email with PDF attachment, (c) personal delivery, in which case notice shall be deemed delivered upon receipt or refusal of delivery, or (d) United States certified mail, return receipt requested, postage prepaid, addressed to the addressee, in which case notice shall be deemed delivered three business after deposit of such notice, postage prepaid, in a mailbox under the care, custody or control of the United States Postal Service. All notices, demands and other communications shall be given to the Parties at the addresses set forth below, or at any other addresses that they have theretofore specified by written notice delivered in accordance herewith:

City: City of San Antonio
Attn: Bridgett White or Director of the Department of Planning
P.O. Box 839966
San Antonio, Texas 78283-3966

Owner: Convergence Brass, LLC
c/o Ben Bartlett
172 Center St., Suite 204, P.O. Box 1686
Jackson Hole, WY, 83001

With a copy to: Brown & Ortiz, P.C.
Attention: Daniel Ortiz
112 E. Pecan Street, Suite 1360
San Antonio, Texas 78205

18.2 Each Party may change its address by written notice in accordance with this Article.

XIX. CAPTIONS

19.1 All captions used herein are only for the convenience of reference and shall not be construed to have any effect or meaning as to the Agreement between Parties hereto.

XX. UNINTENDED OMISSION

20.1 If any punctuation, word, clause, sentence, or provisions necessary to give meaning, validity, or effect to any other word, clause, sentence, or provision of this Agreement is omitted, then it is hereby declared that such omission was unintentional and that the omitted punctuation, word, clause, sentence or provision shall be supplied by inference.

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XXI. COUNTERPARTS

21.1 This Agreement may be executed in counterparts. Each of the counterparts shall be deemed an original instrument, but all of the counterparts shall constitute one and the same instrument. This Agreement may be executed in any number of counterparts and by different Parties in separate counterparts, each of which when so executed and delivered, shall be deemed an original, and all of which, when taken together, shall constitute one and the same instrument. Delivery of an executed counterpart of a signature page to this Agreement by facsimile or electronic mail shall be as effective as delivery of a manually executed counterpart of this Agreement, except that any Party delivering an executed counterpart of this Agreement by facsimile or electronic mail also must deliver a manually executed counterpart of this Agreement. Notwithstanding the foregoing, failure to deliver a manually executed counterpart shall not affect the validity, enforceability, and binding effect of this Agreement.

XXII. RECORDATION

22.1 This Agreement shall be recorded in the Real Property Records of Bexar County, Texas.

XXIII. TERM

23.1 The term of this Agreement shall commence on the Effective Date and terminate thirty (30) years from the Effective Date. The term may be extended upon mutual consent and written agreement between the Parties and subject to approval by the City Council, as evidenced by passage of an ordinance. Notwithstanding any provision herein to the contrary, in the event the District is dissolved within one (1) year from the Effective Date, this Agreement automatically terminates upon the effective date of the District's dissolution, without any further action from the Parties and the Parties are relieved of any further rights and obligations under this Agreement.

VII. FORCE MAJURE

24.1 If either Party is rendered unable, wholly or in part, by force majeure to carry out any of its obligations under this Agreement, then the obligations of either Party to the extent affected by such force majeure and to the extent that due diligence is being used to resume performance at the earliest practicable time, shall be suspended during the continuance of any inability so caused to the extent provided but for no longer period. Such cause, as far as possible, shall be remedied with all reasonable diligence. The term "force majeure", as used herein, shall include, without limitation of the generality thereof, acts of God, strikes, lockouts, or other industrial disturbances, acts of the public enemy (including domestic and foreign terrorism), orders of any kind of the Government of the United States or of the State of Texas or any civil or military authority, insurrections, riots, epidemics, pandemics, landslides, lightning, earthquakes, fires, hurricanes, storms, floods, washouts, droughts, arrests, restraint of government and people, civil disturbances, explosions, breakage or accidents to machinery pipelines or canals, partial or entire failure of water necessary for operation of the sewer system, or of the District to receive waste, and any other incapacities of either Party, whether similar to those enumerated or otherwise, which are not within the control of either Party, which either Party could not have avoided by the exercise of due diligence and care. It is understood and agreed that the settlement of strikes and lockouts shall be entirely within the discretion of either Party, and that the

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above requirement that any force majeure shall be remedied with all reasonable dispatch shall not require the settlement of strikes and lockouts by acceding to the demand of the opposing Party or Parties when such settlement is unfavorable to it in the judgment of the affected Party.

Signatures Pages to Follow

IN WITNESS THEREOF, Parties hereto have executed this Agreement to be effective as of the Effective Date.

CITY:

CITY OF SAN ANTONIO, TEXAS

By: *Roderick J. Sanchez*
Name: *Roderick J. Sanchez*
Title: *Assistant City Manager*
Date: *1/13/21*

ATTEST/SEAL:

By: *Tina J. Flores*
Name: *TINA J. FLORES*
Title: City Clerk
Date: *1/13/2021*



APPROVED AS TO LEGAL FORM:

By: *Susan Guinn*
Name: *Susan Guinn*
Title: *for* City Attorney
Date: *1-7-21*

ACKNOWLEDGEMENT

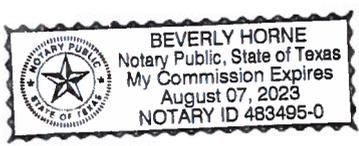
State of Texas §
 §
County of Bexar §

This instrument was acknowledged before me on this 13th day of January, 2021 by Roderick J. Sanchez, Asst. City Manager of the City of San Antonio, a Texas home rule municipality, on behalf of said municipality.

Beverly Horne

Notary Public, State of Texas

My Commission expires: 08/07/2023



OWNER SIGNATURE PAGE TO FOLLOW

OWNER:

CONVERGENCE BRASS, LLC

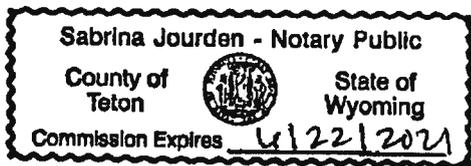
By: [Signature]
Name: Ben Bartlett
Title: Authorized Member

ACKNOWLEDGEMENT

STATE OF Wyoming
COUNTY OF Teton

§
§
§

The foregoing instrument was acknowledged before me this the 2 day of December, 2020 by Ben Bartlett, on behalf of CONVERGENCE BRASS, LLC, a Delaware limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.



[Signature]
Notary Public, State of Wyoming

My Commission Expires: 6/22/2021

EXHIBIT "A"
METES AND BOUNDS DESCRIPTION



**METES AND BOUNDS DESCRIPTION
FOR**

Being 866.977 acres of land, more or less, consisting of all of a called 487.6 acre tract described in deed to Convergence Brass, LLC recorded in Volume 17108, Page 300 of the Official Public Records of Bexar County, Texas, a portion of a called 331.9 acre tract described as Tract 1 in deed to Convergence Brass, LLC recorded in Volume 17108, Page 282 of the Official Public Records of Bexar County, Texas, all of a called 62.4 acre tract described as Tract 2 in deed to Convergence Brass, LLC recorded in Volume 17108, Page 282 of the Official Public Records of Bexar County, Texas, a portion of State Highway 211, a variable width public right-of-way, and a portion of Briggs Ranch, a 70-foot public right-of-way dedicated in Volume 9547, Page 210 of the Deed and Plat Records of Bexar County, Texas. Said 866.977 acres of land being situated in the Manuel Leal Survey No. 298, Abstract 444 in County Block 4350, the R. Luis Survey No. 63, Abstract 422 in County Block 4341, the Caroline Logan Survey No. 65 1/2, Abstract 1011 in County Block 4342, the T.A. Cooke Survey No. 65 1/4, Abstract 1076 in County Block 4342, the Clementine Bundick Survey No. 13 1/2, Abstract 992 in County Block 4325, and the S.C. Craig Survey No. 13 3/4, Abstract 1077 in County Block 4325, all in Bexar County, Texas. Said 866.977 acres of land being more fully described as follows:

BEGINNING: At the southeast corner of said called 331.9 acre tract and the southwest corner of a 304.044 acre tract described in deed to Air Force Village II recorded in Volume 6179, Page 967 of said Official Public Records, on the north right-of-way line of U.S. Highway 90, a variable width public right-of-way;

THENCE: S 86°41'48" W, with the south line of said called 331.9 acre tract and the north right-of-way line of said U.S. Highway 90, a distance of 640.78 feet to the southwest corner of said called 331.9 acre tract and the southeast corner of a 25.39 acre tract described in deed to California Friends Foundation recorded in Document No. 2010016827 of said Official Public Records;

THENCE: With a west line of said called 331.9 acre tract and the east line of said California Friends Foundation tract, the following bearings and distances:

Northwesterly, along a non-tangent curve to the right, said curve having a radius of 20.00 feet, a central angle of 84°45'11", a chord bearing and distance of N 45°38'26" W, 26.96 feet, for an arc length of 29.58 feet to a point;

N 03°16'15" W, a distance of 501.67 feet to a point;

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Northeasterly, along a non-tangent curve to the right, said curve having a radius of 15.00 feet, a central angle of $60^{\circ}18'32''$, a chord bearing and distance of $N 26^{\circ}53'57'' E$, 15.07 feet, for an arc length of 15.79 feet to a point;

Northwesterly, along a reverse curve to the left, said curve having a radius of 86.00 feet, a central angle of $191^{\circ}07'32''$, a chord bearing and distance of $N 38^{\circ}30'37'' W$, 171.19 feet, for an arc length of 286.88 feet to a corner of said called 331.9 acre tract, a northwest corner of said California Friends Foundation tract, and a southeast corner of Lot 1, Block 20 of Estates at Briggs Ranch Apartments Subdivision recorded in Volume 9649, Pages 132-133 of the Deed and Plat Records of Bexar County, Texas;

THENCE: With a west line of said called 331.9 acre tract and the west line of said Estates at Briggs Ranch Subdivision, the following bearings and distances:

$N 00^{\circ}05'19'' W$, a distance of 128.65 feet to a point;

$N 55^{\circ}36'52'' W$, a distance of 473.66 feet to a point;

$N 03^{\circ}17'20'' W$, a distance of 204.38 feet to a west corner of said called 331.9 acre tract, the northeast corner of said Lot 1 of Briggs Ranch Subdivision, and the southeast corner of a 236.376 acre tract described in deed to Golf Club of Texas Partners, LLC recorded in Volume 16964, Page 1846 of said Official Public Records;

THENCE: With a southwest line of said called 331.9 acre tract and the northeast line of said Golf Club of Texas Partners tract, the following bearings and distances:

$N 17^{\circ}52'42'' E$, a distance of 253.53 feet to a point;

$N 22^{\circ}37'29'' W$, a distance of 412.17 feet to a point;

$N 11^{\circ}40'18'' W$, a distance of 343.27 feet to a point;

$N 39^{\circ}34'17'' W$, a distance of 205.13 feet to a point;

$N 37^{\circ}42'07'' W$, a distance of 364.25 feet to a point;

$N 38^{\circ}59'49'' W$, a distance of 353.31 feet to a point;

$N 05^{\circ}13'50'' W$, a distance of 432.98 feet to a point;

N 35°36'23" W, a distance of 420.91 feet to a point;

N 35°46'04" W, a distance of 374.06 feet to a point;

N 81°15'05" W, a distance of 361.44 feet to a point;

N 01°15'45" E, a distance of 259.66 feet to a point;

N 43°21'55" W, a distance of 405.59 feet to a point;

N 45°43'38" W, a distance of 322.18 feet to a point;

N 81°59'40" W, a distance of 360.07 feet to a point;

N 83°07'46" W, a distance of 329.83 feet to a point;

S 83°25'53" W, a distance of 159.94 feet to a point;

N 09°53'43" W, a distance of 300.04 feet to a point;

N 25°08'20" W, a distance of 118.58 feet to a point;

N 45°04'07" W, a distance of 82.55 feet to a point;

N 34°06'44" W, a distance of 93.02 feet to the south corner of a 15.00 acre tract described in deed to Briggs 15-2015 LLC recorded in Volume 17108, Page 716 of said Official Public Records, on the northeast line of said Golf Club of Texas Partners tract and a southeast line of said called 331.9 acre tract;

THENCE: N 26°29'37" E, departing the northeast line of said Golf Club of Texas Partners tract, with the southeast line of said Briggs 15-2015 tract, a distance of 661.29 feet to the east corner of said Briggs 15-2015 tract;

THENCE: N 57°09'59" W, with the northeast line of said Briggs 15-2015 tract, a distance of 891.35 feet to the north corner of said Briggs 15-2015 tract and the east corner of a 4.00 acre tract described in deed to Brass Timeshare Partners, LLC recorded in Volume 15100, Page 2328 of said Official Public Records, on a southwest line of said called 331.9 acre tract;

THENCE: With the northeast line of said Brass Timeshare Partners tract and a southwest line of said called 331.9 acre tract, the following bearings and distances:

Northwesterly, along a non-tangent curve to the right, said curve having a radius of 485.00 feet, a central angle of $04^{\circ}02'45''$, a chord bearing and distance of $N 55^{\circ}10'38'' W$, 34.24 feet, for an arc length of 34.25 feet to a point;

$N 53^{\circ}10'02'' W$, a distance of 412.56 feet to a point;

Northwesterly, along a tangent curve to the left, said curve having a radius of 1165.00 feet, a central angle of $07^{\circ}32'04''$, a chord bearing and distance of $N 56^{\circ}56'04'' W$, 153.09 feet, for an arc length of 153.20 feet to the north corner of said Brass Timeshare Partners tract, the northeast corner of Lot 1, Block 4 of Briggs Ranch Timeshare Unit-1 Subdivision recorded in Volume 9567, Page 212 of said Deed and Plat Records, a west corner of said called 331.9 acre tract, and the southeast terminus of said Briggs Ranch,;

THENCE: Northwesterly, with the south right-of-way line of said Briggs Ranch and the northwest line of said Lot 1, along a non-tangent curve to the left, said curve having a radius of 1165.00 feet, a central angle of $07^{\circ}37'50''$, a chord bearing and distance of $N 64^{\circ}30'15'' W$, 155.04 feet, for an arc length of 155.15 feet to the north corner of said Lot 1, a south corner of said Briggs Ranch, on a southeast line of said Golf Club of Texas Partners tract;

THENCE: With the south right-of-way line of said Briggs Ranch and the north lines of a 10.05 acre tract described in deed to Falcon-Briggs Ranch, LLC recorded in Volume 18117, Page 1294 of said Official Public Records and a tract described in deed to Joel Michael and Richard Costa recorded in Volume 16907, Page 307 of said Official Public Records, the following bearings and distances:

$N 66^{\circ}08'40'' E$, a distance of 6.99 feet to a point;

Southwesterly, along a non-tangent curve to the left, said curve having a radius of 1170.00 feet, a central angle of $57^{\circ}05'29''$, a chord bearing and distance of $S 83^{\circ}22'29'' W$, 1118.19 feet, for an arc length of 1165.82 feet to a point;

$S 54^{\circ}49'44'' W$, a distance of 24.56 feet to a point;

$S 49^{\circ}17'09'' W$, a distance of 134.58 feet to a point;

$S 54^{\circ}49'44'' W$, a distance of 99.32 feet to a point;

S 10°31'27" W, a distance of 61.69 feet to a point on the east right-of-way line of State Highway 211, a variable width public right-of-way;

THENCE: With the east right-of-way line of said State Highway 211 and the west lines of said Joel Michael and Richard Costa tract, said Golf Club of Texas Partners tract, and a tract described in deed to Major Magic Holdings, LP recorded in Volume 14682, Page 763 of said Official Public Records, the following bearings and distances:

Southeasterly, along a non-tangent curve to the right, said curve having a radius of 3064.79 feet, a central angle of 16°40'13", a chord bearing and distance of S 25°13'47" E, 888.57 feet, for an arc length of 891.71 feet to a point;

S 16°53'40" E, a distance of 511.70 feet to a point;

S 21°39'30" E, a distance of 603.90 feet to a point;

S 21°01'04" E, a distance of 687.46 feet to a point;

S 52°17'05" E, a distance of 229.09 feet to a point;

S 00°16'48" E, a distance of 110.00 feet to a point;

S 89°43'34" W, a distance of 45.46 feet to a point;

S 39°23'01" W, a distance of 165.33 feet to a point;

Southeasterly, along a non-tangent curve to the right, said curve having a radius of 3117.79 feet, a central angle of 08°20'18", a chord bearing and distance of S 04°44'21" E, 452.90 feet, for an arc length of 453.30 feet to the southwest corner of said Major Magic Holdings tract and the northwest corner of said called 62.4 acre tract;

THENCE: N 90°00'00" E, departing the east right-of-way line of said State Highway 211, with a north line of said called 62.4 acre tract and a south line of said Major Magic Holdings tract, a distance of 222.71 feet to the westmost northeast corner of said called 62.4 acre tract and the westmost southeast corner of said Major Magic Holdings tract, on the west line of a 42.466 acre tract described in deed to SMS Briggs Ranch, LLC recorded in Volume 13882, Page 1351 of said Official Public Records;

THENCE: With the common lines of said called 62.4 acre tract and said SMS Briggs Ranch tract, the following bearings and distances:

S 00°01'08" E, a distance of 351.62 feet to a point;

Southwesterly, along a tangent curve to the right, said curve having a radius of 657.00 feet, a central angle of 27°52'06", a chord bearing and distance of S 13°54'55" W, 316.42 feet, for an arc length of 319.56 feet to a point;

S 27°50'57" W, a distance of 165.88 feet to a point;

Southwesterly, along a tangent curve to the left, said curve having a radius of 743.00 feet, a central angle of 28°15'51", a chord bearing and distance of S 13°43'00" W, 362.82 feet, for an arc length of 366.53 feet to a point;

S 00°24'57" E, a distance of 277.08 feet to a point;

N 89°35'03" E, a distance of 123.11 feet to a point;

Northeasterly, along a tangent curve to the left, said curve having a radius of 390.00 feet, a central angle of 31°00'57", a chord bearing and distance of N 74°04'35" E, 208.55 feet, for an arc length of 211.12 feet to a point;

S 31°25'52" E, a distance of 251.10 feet to a point;

S 57°33'09" E, a distance of 221.49 feet to a point;

Northeasterly, along a non-tangent curve to the right, said curve having a radius of 389.00 feet, a central angle of 40°43'35", a chord bearing and distance of N 57°05'04" E, 270.72 feet, for an arc length of 276.50 feet to a point;

N 77°26'51" E, a distance of 152.00 feet to a point;

Southeasterly, along a tangent curve to the right, said curve having a radius of 389.00 feet, a central angle of 90°00'01", a chord bearing and distance of S 57°33'09" E, 550.13 feet, for an arc length of 611.04 feet to a point;

S 12°33'09" E, a distance of 23.59 feet to a point;

N 77°26'51" E, a distance of 270.00 feet to a point;

N 12°33'09" W, a distance of 23.59 feet to a point;

Northwesterly, along a tangent curve to the left, said curve having a radius of 659.00 feet, a central angle of 71°24'36", a chord bearing and distance of N 48°15'26" W, 769.20 feet, for an arc length of 821.34 feet to a point;

Northwesterly, along a non-tangent curve to the right, said curve having a radius of 75.00 feet, a central angle of 71°24'30", a chord bearing and distance of N 48°15'33" W, 87.54 feet, for an arc length of 93.47 feet to a point;

N 12°33'09" W, a distance of 98.44 feet to a point;

Northwesterly, along a tangent curve to the left, said curve having a radius of 811.00 feet, a central angle of 16°02'01", a chord bearing and distance of N 20°34'10" W, 226.21 feet, for an arc length of 226.95 feet to a point;

N 28°35'10" W, a distance of 99.34 feet to a point;

Northwesterly, along a tangent curve to the right, said curve having a radius of 341.00 feet, a central angle of 28°33'59", a chord bearing and distance of N 14°18'09" W, 168.26 feet, for an arc length of 170.02 feet to a point;

N 00°00'54" W, a distance of 411.13 feet to the eastmost northwest corner of said called 62.4 acre tract and the eastmost southwest corner of said Major Magic Holdings tract, on the east line of said SMS Briggs Ranch tract;

THENCE:

Departing the east line of said SMS Briggs Ranch tract, with a north line of said called 62.4 acre tract and a south line of said Major Magic Holdings tract, the following bearings and distances:

N 90°00'00" E, a distance of 133.35 feet to a point;

S 14°25'32" W, a distance of 24.75 feet to a point;

S 03°16'18" E, a distance of 106.10 feet to a point;

N 87°22'16" E, a distance of 227.88 feet to a point;

N 76°55'53" E, a distance of 224.04 feet to a point;

N 55°14'55" E, a distance of 137.10 feet to a point;

N 49°05'32" E, a distance of 35.03 feet to the southeast corner of said Major Magic Holdings tract and a southwest corner of said Golf Club of Texas Partners tract;

THENCE: With the northeast line of said called 62.4 acre tract and the southwest line of said Golf Club Partners of Texas tract, the following bearings and distances:

N 63°39'17" E, a distance of 211.95 feet to a point;

S 29°36'33" E, a distance of 185.70 feet to a point;

S 81°35'55" E, a distance of 34.90 feet to a to a northeast corner of said called 62.4 acre tract and the northwest corner of Lot 2, Block 20 of said Estates at Briggs Ranch Apartments Subdivision, on the southwest line of said Golf Club Partners of Texas tract;

THENCE: With the east line of said called 62.4 acre tract and the west line of Lot 2 of said Estates at Briggs Ranch Apartments Subdivision, the following bearings and distances:

S 15°33'03" E, a distance of 1742.54 feet to a point;

S 33°55'37" W, a distance of 393.12 feet to the southwest corner of said Lot 2, on the northwest right-of-way line of Mansions Bluffs, a 70-foot public right-of-way dedicated in said Estates at Briggs Ranch Apartments Subdivision, the beginning of a curve return to the right;

THENCE: With a southeast line of said called 62.4 acre tract and the north right-of-way line of said Mansion Bluffs, along said curve return and a cul-de-sac, the following bearings and distances:

Northwesterly, along a non-tangent curve to the right, said curve having a radius of 18.00 feet, a central angle of 31°17'44", a chord bearing and distance of N 09°35'06" W, 9.71 feet, for an arc length of 9.83 feet to a point;

Southwesterly, along a reverse curve to the left, said curve having a radius of 55.00 feet, a central angle of $240^{\circ}26'31''$, a chord bearing and distance of $S 65^{\circ}50'24'' W$, 95.05 feet, for an arc length of 230.81 feet to a to the southmost southeast corner of said called 62.4 acre tract and the west terminus of said Mansion Bluffs, on the north line of a 40.00 acre tract described in deed to Briggs Ranch, Ltd. recorded in Volume 17797, Page 2223 of said Official Public Records;

THENCE: With the south line of said called 62.4 acre tract and the north line of said 40.00 acre Briggs Ranch tract, the following bearings and distances:

Northwesterly, along a non-tangent curve to the left, said curve having a radius of 1957.00 feet, a central angle of $29^{\circ}15'22''$, a chord bearing and distance of $N 72^{\circ}38'57'' W$, 988.45 feet, for an arc length of 999.27 feet to a point;

$N 87^{\circ}16'38'' W$, a distance of 44.10 feet to a point;

Southwesterly, along a tangent curve to the left, said curve having a radius of 2957.00 feet, a central angle of $19^{\circ}07'06''$, a chord bearing and distance of $S 83^{\circ}09'49'' W$, 982.11 feet, for an arc length of 986.68 feet to a point;

$S 73^{\circ}36'16'' W$, a distance of 78.89 feet to the southwest corner of said called 62.4 acre tract, the northwest corner of said 40.00 acre Briggs Ranch tract, on the east right-of-way line of said State Highway 211;

THENCE: With the west line of said called 62.4 acre tract and the east right-of-way line of said State Highway 211, the following bearings and distances:

$N 16^{\circ}23'05'' W$, a distance of 332.79 feet to a point;

$N 00^{\circ}23'28'' W$, a distance of 992.00 feet to a point;

$N 07^{\circ}49'54'' E$, a distance of 349.59 feet to a point;

$N 00^{\circ}23'28'' W$, a distance of 476.30 feet to a point;

Northwesterly, along a tangent curve to the left, said curve having a radius of 3114.79 feet, a central angle of $00^{\circ}9'22''$, a chord bearing and distance of $N 00^{\circ}28'09'' W$, 8.49 feet, for an arc length of 8.49 feet to a point;

THENCE: Departing the west line of said called 62.4 acre tract, over and across said State Highway 211, the following bearings and distances:

S 89°27'00" W, a distance of 1.00 feet to a point;

Northwesterly, along a non-tangent curve to the left, said curve having a radius of 3113.79 feet, a central angle of 08°21'53", a chord bearing and distance of N 04°44'03" W, 454.19 feet, for an arc length of 454.59 feet to a point;

N 39°23'01" E, a distance of 166.25 feet to a point;

N 89°43'34" E, a distance of 44.93 feet to a point;

N 00°16'48" W, a distance of 108.51 feet to a point;

N 52°17'05" W, a distance of 228.88 feet to a point;

N 21°01'04" W, a distance of 687.73 feet to a point;

N 21°39'30" W, a distance of 603.94 feet to a point;

N 16°53'40" W, a distance of 511.74 feet to a point;

Northwesterly, along a tangent curve to the left, said curve having a radius of 3063.79 feet, a central angle of 16°40'41", a chord bearing and distance of N 25°14'01" W, 888.68 feet, for an arc length of 891.83 feet to a point;

N 10°31'27" E, at a distance of 1.77 feet passing the east right-of-way line of said State Highway 211, the west terminus of said Briggs Ranch, and continuing over and across said Briggs Ranch right-of-way for a total distance of 62.50 feet to a point;

THENCE: Continuing over and across said Briggs Ranch right-of-way, the following bearings and distances:

N 54°49'44" E, a distance of 99.68 feet to a point;

N 49°17'09" E, a distance of 134.58 feet to a point;

N 54°49'44" E, a distance of 24.61 feet to a point;

Northeasterly, along a tangent curve to the right, said curve having a radius of 1171.00 feet, a central angle of $57^{\circ}12'26''$, a chord bearing and distance of $N 83^{\circ}25'57'' E$, 1121.22 feet, for an arc length of 1169.19 feet to a point;

$S 66^{\circ}08'40'' W$, a distance of 6.98 feet to a point;
Southeasterly, along a non-tangent curve to the right, said curve having a radius of 1166.00 feet, a central angle of $07^{\circ}30'49''$, a chord bearing and distance of $S 64^{\circ}26'45'' E$, 152.79 feet, for an arc length of 152.90 feet to a point on the east terminus of said Briggs Ranch and a west line of said called 331.9 acre tract;

THENCE: $N 29^{\circ}18'40'' E$, with the east terminus line of said Briggs Ranch and a west line of said called 331.9 acre tract, a distance of 63.88 feet to a west corner of said called 331.9 acre tract and the northeast terminus of said Briggs Ranch;

THENCE: With a north line of said called 331.9 acre tract, the following bearings and distances:

Southeasterly, along a non-tangent curve to the right, said curve having a radius of 1230.10 feet, a central angle of $07^{\circ}31'59''$, a chord bearing and distance of $S 56^{\circ}55'21'' E$, 161.61 feet, for an arc length of 161.73 feet to a point;

$S 53^{\circ}09'20'' E$, a distance of 334.43 feet to a point;
 $N 36^{\circ}50'40'' E$, a distance of 86.94 feet to a corner of said called 331.9 acre tract and a south corner of Block 1 of Trails of Briggs Ranch, Unit-1 Subdivision Recorded in Volume 9547, Pages 35-47 of said Deed and Plat Records;

THENCE: With the common line of said called 331.9 acre tract and said Trails of Briggs Ranch, Unit-1 Subdivision, the following bearings and distances:

$S 74^{\circ}02'04'' E$, a distance of 424.89 feet to a point;

$N 54^{\circ}04'09'' E$, a distance of 1072.90 feet to a point;

$N 81^{\circ}17'43'' E$, a distance of 240.04 feet to the southeast corner of said Trails of Briggs Ranch, Unit-1 Subdivision, a west corner of Trails of Briggs Ranch, Unit-3A Subdivision recorded in Volume 9581, Pages 75-81 of said Deed and Plat Records and Volume 20001, Page 1142 of the Plat Records of Bexar County, Texas, and a north corner of said called 331.9 acre tract;

THENCE: With the common line of said called 331.9 acre tract and said Trails of Briggs Ranch, Unit-3A Subdivision, the following bearings and distances:

S 88°47'49" E, a distance of 200.43 feet to a point;

S 54°51'22" E, a distance of 352.33 feet to a point;

S 32°20'00" E, a distance of 425.08 feet to a point;

S 42°12'04" E, a distance of 339.34 feet to a point;

S 00°19'36" E, a distance of 44.67 feet to a point;

S 05°07'20" E, a distance of 203.69 feet to a point;

S 71°29'41" E, a distance of 80.84 feet to a point;

S 74°52'13" E, a distance of 198.76 feet to a point;

N 78°04'06" E, a distance of 201.34 feet to a point;

N 81°30'14" E, a distance of 139.04 feet to a point;

N 89°44'50" E, a distance of 71.08 feet to a northeast corner of said called 331.9 acre tract and the southeast corner of said Trails of Briggs Ranch, Unit-3A Subdivision, on the west line of said called 487.6 acre tract;

THENCE: N 00°14'28" W, with the west line of said called 487.6 acre tract and the west lines of said Trails of Briggs Ranch, Unit-3A and a 509.7 acre tract described in deed to 211 Investments, LP recorded in Volume 11090, Page 827 of said Official Public Records, a distance of 862.16 feet to the westmost northwest corner of said called 487.6 acre tract and a corner of said 211 Investments tract;

THENCE: With the common line of said called 487.6 acre tract and said 211 Investments tract, the following bearings and distances:

N 60°15'57" E, a distance of 216.64 feet to a point;

N 28°16'18" E, a distance of 464.77 feet to a point;

N 07°10'42" E, a distance of 436.07 feet to a point;

N 14°09'53" W, a distance of 1073.72 feet to a point;

N 03°55'12" E, a distance of 173.13 feet to a point;

N 30°20'43" E, a distance of 552.99 feet to a point;

N 16°11'24" E, a distance of 704.64 feet to a point;

N 04°46'57" W, a distance of 654.32 feet to a point;

N 17°41'53" W, a distance of 288.33 feet to a point;

N 25°45'02" W, a distance of 294.14 feet to a point;

N 35°57'00" W, a distance of 136.85 feet to a point;

N 00°17'54" W, a distance of 952.90 feet to a point;

N 42°26'56" E, a distance of 509.54 feet to the northmost northwest corner of said called 487.6 acre tract and the northeast corner of said 211 Investments tract, on the south line of a 691.094 acre tract described in deed to CTMGT Rancho Del Lago, LLC recorded in Volume 15880, Page 1694 of said Official Public Records;

THENCE: N 89°38'57" E, with the north line of said called 487.6 acre tract and the south line of said CTMGT Rancho Del Lago tract, a distance of 1005.04 feet to the northmost northeast corner of said called 487.6 acre tract and the northwest corner of a 10.003 acre tract described in deed to Jose Antonio Ventura-Aquino, et al, recorded in Volume 7452, Page 1106 of said Official Public Records, on the south line of said CTMGT Rancho Del Lago tract;

THENCE: With the northeast line of said called 487.6 acre tract and the southwest line of said Ventura-Aquino tract, the following bearings and distances:

S 39°26'01" E, a distance of 230.66 feet to a point;

S 69°46'11" E, a distance of 313.22 feet to a point;

S 02°48'31" E, a distance of 265.54 feet to a point;

S 39°26'01" E, a distance of 144.67 feet to a point;

N 89°00'51" E, a distance of 424.32 feet to a north corner of said called 487.6 acre tract, the southeast corner of said Ventura-Aquino tract, and the southwest corner of a 31.027 acre tract described in deed to Three Encino Crossing, LTD recorded in Volume 18720, Page 294 of said Official Public Records;

THENCE: With the common line of said 487.6 acre tract and said Three Encino Crossing tract, the following bearings and distances:

S 29°33'16" E, a distance of 432.05 feet to a point;

S 01°09'48" E, a distance of 141.45 feet to a point;

S 49°47'21" E, a distance of 194.88 feet to a point;

S 74°01'40" E, a distance of 271.83 feet to a point;

N 46°52'53" E, a distance of 147.04 feet to a point;

N 16°29'58" W, a distance of 410.67 feet to a point;

N 55°09'10" E, a distance of 189.69 feet to a point;

S 70°52'57" E, a distance of 601.49 feet to a point;

S 68°42'16" E, a distance of 165.24 feet to a point;

S 59°21'44" E, a distance of 278.73 feet to a northeast corner of said 487.6 acre tract and the southeast corner of said Three Encino Crossing tract, on the west line of a 7.33 acre tract described in deed to Juan Pablo Vargas and Estela Castro recorded in Volume 18309, Page 1627 of said Official Public Records;

THENCE: With a northeast line of said called 487.6 acre tract and the southwest line of said Vargas and Castro tract, the following bearings and distances:

S 15°14'50" E, a distance of 180.38 feet to a point;

S 48°09'49" E, a distance of 312.71 feet to a point;

S 57°45'03" E, a distance of 274.15 feet to a point;

S 47°37'51" E, a distance of 257.34 feet to a northeast corner of said called 487.6 acre tract, the south corner of said Vargas and Castro tract, the south corner of Lot 13, Block 3 of Mountain Laurel Ranch Subdivision recorded in Volume 9556, Pages 134-144 of said Deed and Plat Records, and the west corner of Lot 14, Block 3 of said Mountain Laurel Ranch Subdivision;

THENCE: With an east line of said 487.6 acre tract and the west line of Block 3 of said Mountain Laurel Ranch Subdivision, the following bearings and distances:

S 25°52'47" E, a distance of 262.19 feet to a point;

S 20°43'58" E, a distance of 257.48 feet to a point;

S 22°42'26" E, a distance of 243.90 feet to the east corner of said called 487.6 acre tract, the southwest corner of said Mountain Laurel Ranch Subdivision, and the northeast corner of a 53.26 acre tract described in deed to Equitable Land Holdings, LLC recorded in Volume 15598, Page 2196 of said Official Public Records;

THENCE: S 89°48'56" W, with a south line of said called 487.6 acre tract and the north line of said 53.26 acre tract, a distance of 1060.36 feet to the northwest corner of said 53.26 acre tract and the northeast corner of a 48.73 acre tract described in deed to Equitable Land Holdings, LLC recorded in Volume 14701, Page 2232 of said Official Public Records;

THENCE: S 89°52'12" W, continuing with a south line of said called 487.6 acre tract and the north line of said 48.73 acre tract, a distance of 1675.19 feet to the northwest corner of said 48.73 acre tract and a reentrant corner of said called 487.6 acre tract;

THENCE: With the east line of said called 487.6 acre tract and the west lines of said 48.73 acre tract, a 50.54 acre tract described in deed to Hooda Enterprises recorded in Volume 1388, Page 2485 of said Official Public Records, and a 182.249 acre tract described in deed to Air Force Village recorded in Volume 7682, Page 278 of said Official Public Records, the following bearings and distances:

S 00°19'34" E, a distance of 2596.06 feet to a point;

S 00°11'37" E, a distance of 1293.36 feet to a point;

S 00°18'16" E, a distance of 1077.63 feet to a point;

S 00°50'27" E, a distance of 228.96 feet to a southeast corner of said called 487.6 acre tract and the southwest corner of said 182.249 acre Air Force Village tract, on the north line of an 85.964 acre tract described in deed to CW-BSLB, LLC recorded in Document No. 20190002499 of said Official Public Records;

THENCE: S 89°49'23" W, with a south line of said called 487.6 acre tract and the north line of said 85.964 acre CW-BSLB tract, a distance of 1037.06 feet to the northwest corner of said 85.964 acre CW-BSLB tract and the eastmost northeast corner of said called 331.9 acre tract;

THENCE: S 00°00'57" W, departing the south line of said called 487.6 acre tract, with the east line of said called 331.9 acre tract and the west lines of said 85.964 acre CW-BSLB tract, a 65.601 acre tract described in deed to CW-BSLB recorded in Document No. 20190002499 of said Official Public Records, and said Air Force Village II tract, a distance of 5197.80 feet to the POINT OF BEGINNING and containing 866.977 acres in Bexar County, Texas.

This document was prepared under 22TAC663.21, 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.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: November 21, 2019
JOB NO. 11412-02
DOC. ID. N:\CIVIL\11412-02\Word\11412-02 FN_866.977 AC_Rev01.docx

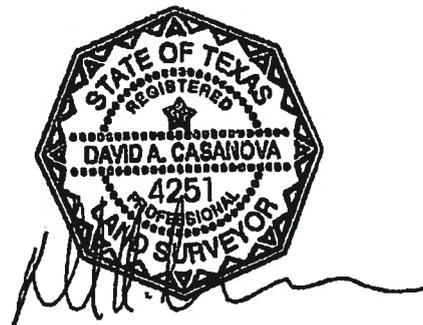


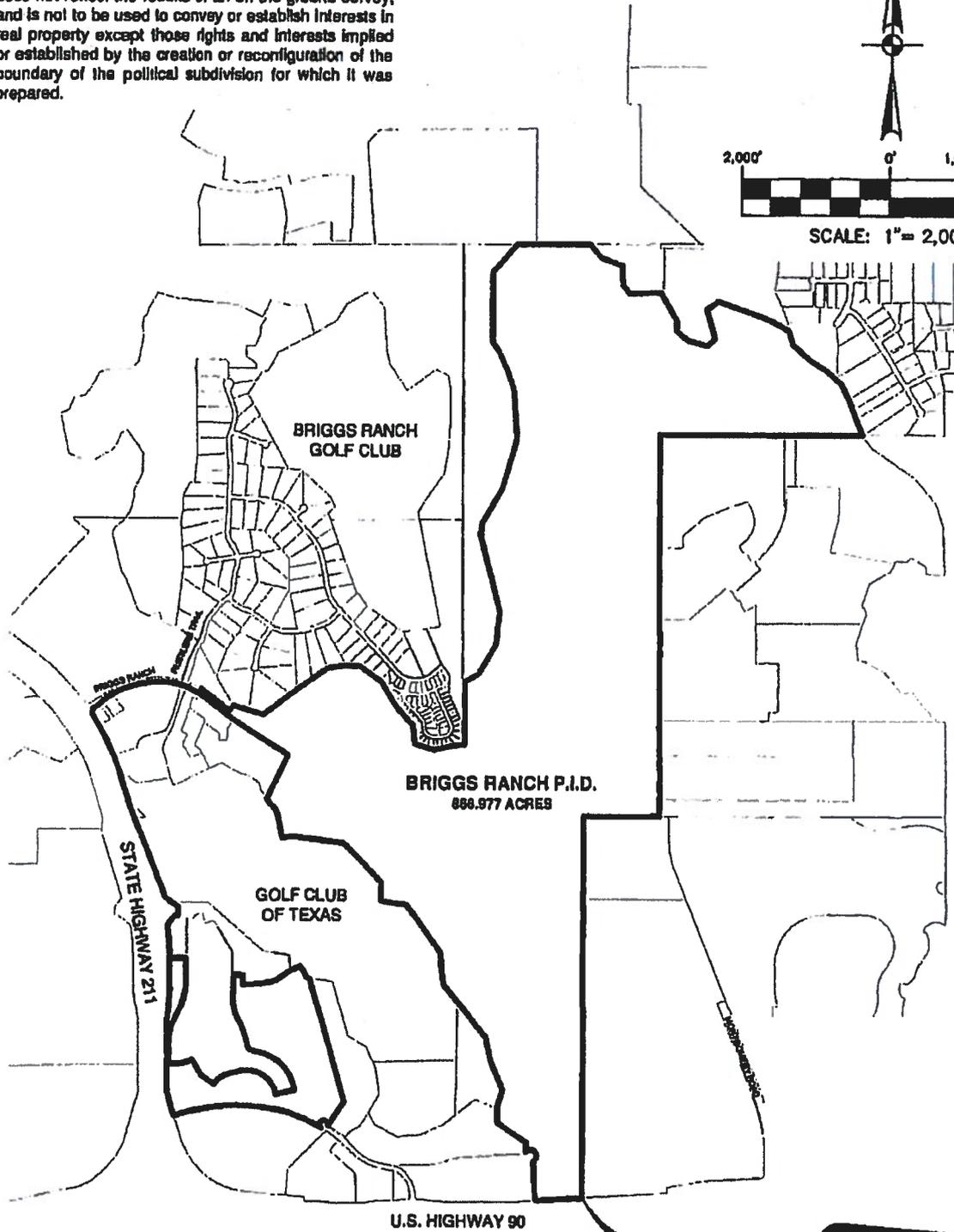


EXHIBIT "B"
SURVEY MAPS

This document was prepared under 22TAC663.21, 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.



SCALE: 1" = 2,000'



PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.8000
 TSPS FIRM REGISTRATION 0479 | TSPLE FIRM REGISTRATION 01002600

**EXHIBIT OF
 BRIGGS RANCH P.I.D.**

NOVEMBER 21, 0219

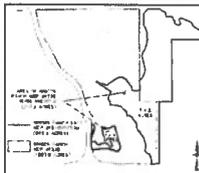
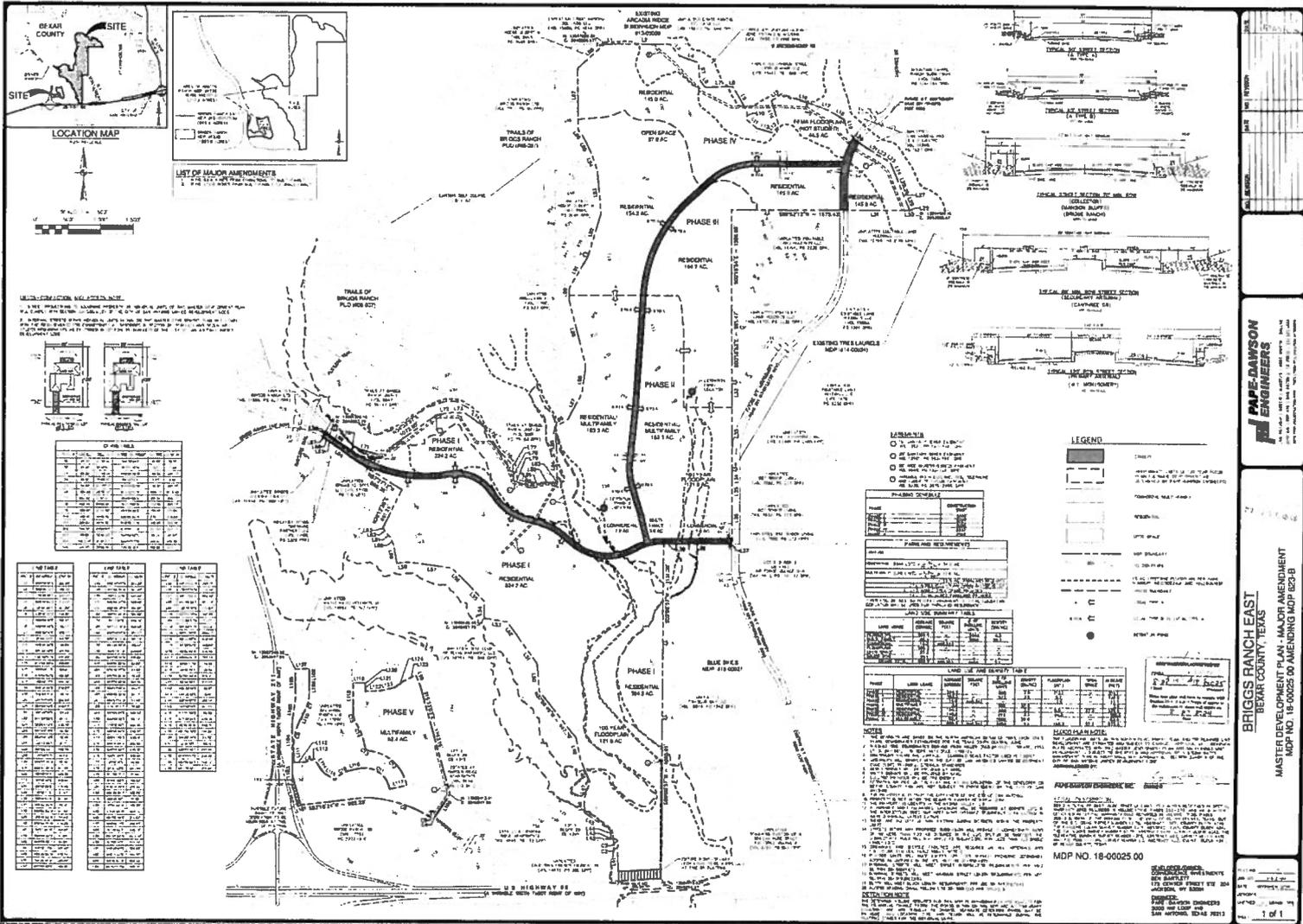


SHEET 1 OF 1
 JOB No.: 11412-02

Date: Nov 21, 2019, 4:55PM, User: B. C. ...
 File: 11412-02.dwg, 11412-02.dwg

REFERENCE

EXHIBIT "C"
MASTER DEVELOPMENT PLAN

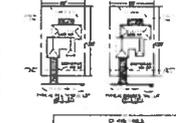


REVISION INFORMATION SHEET

1. THIS PLAN IS A REVISION OF THE ORIGINAL PLAN AND IS SUBJECT TO THE SAME TERMS AND CONDITIONS AS THE ORIGINAL PLAN.

2. THE ORIGINAL PLAN IS FILED IN THE OFFICE OF THE COUNTY CLERK OF BEAR COUNTY, TEXAS, UNDER MAP NO. 18-00025-00.

3. THE ORIGINAL PLAN IS FILED IN THE OFFICE OF THE COUNTY CLERK OF BEAR COUNTY, TEXAS, UNDER MAP NO. 18-00025-00.



NO.	DATE	DESCRIPTION
1	10/1/2018	PRELIMINARY PLAN
2	10/1/2018	FINAL PLAN
3	10/1/2018	REVISIONS

NO.	DATE	DESCRIPTION
1	10/1/2018	PRELIMINARY PLAN
2	10/1/2018	FINAL PLAN
3	10/1/2018	REVISIONS

NO.	DATE	DESCRIPTION
1	10/1/2018	PRELIMINARY PLAN
2	10/1/2018	FINAL PLAN
3	10/1/2018	REVISIONS

LEGEND

--- EXISTING ROAD

--- PROPOSED ROAD

--- EXISTING UTILITY

--- PROPOSED UTILITY

--- EXISTING FLOODWAY

--- PROPOSED FLOODWAY

--- EXISTING ZONING

--- PROPOSED ZONING

NO.	DATE	DESCRIPTION
1	10/1/2018	PRELIMINARY PLAN
2	10/1/2018	FINAL PLAN
3	10/1/2018	REVISIONS

NO.	DATE	DESCRIPTION
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3	10/1/2018	REVISIONS

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3	10/1/2018	REVISIONS

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2	10/1/2018	FINAL PLAN
3	10/1/2018	REVISIONS

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1	10/1/2018	PRELIMINARY PLAN
2	10/1/2018	FINAL PLAN
3	10/1/2018	REVISIONS

NO.	DATE	DESCRIPTION
1	10/1/2018	PRELIMINARY PLAN
2	10/1/2018	FINAL PLAN
3	10/1/2018	REVISIONS

PAVE-DAWSON ENGINEERS

BRIGGS RANCH EAST
BEAR COUNTY, TEXAS
MASTER DEVELOPMENT PLAN - MAJOR AMENDMENT
MDP NO. 18-00025-00 AMENDING MDP 18-00025-00

1 OF 1

EXHIBIT "D"
STRATEGIC PARTNERSHIP AGREEMENT

STRATEGIC PARTNERSHIP AGREEMENT
BETWEEN THE CITY OF SANANTONIO, TEXAS AND
THE BRIGGS RANCH SPECIAL IMPROVEMENT DISTRICT

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This Strategic Partnership Agreement (this "Agreement") is entered into by and between the City of San Antonio, Texas (the "City") and the Briggs Ranch Special Improvement District (the "District").

RECITALS

WHEREAS, the City is a home-rule municipal corporation created and existing under the laws of the State of Texas and situated primarily in Bexar County, Texas; and

WHEREAS, the District is a public improvement district created under and subject to the authority, conditions, and restrictions of Section 52, Article III, and Section 59, Article XVI, of the Texas Constitution and Chapter 382 of the Texas Local Government Code, as amended, and operating under Chapter 49 of the Texas Water Code, as amended; and

WHEREAS, the City and the District are individually referred to as a "Party" and collectively as the "Parties"; and

WHEREAS, Section 43.0751 of the Texas Local Government Code (the "Act") authorizes the City and the District to negotiate and enter this Agreement; and

WHEREAS, the District encompasses approximately 866.977 acres, more or less, located within the extraterritorial jurisdiction of the City as depicted on **Exhibit A** and more fully described on **Exhibit B** attached to this Agreement (the "Development"); and

WHEREAS, the City and the District are authorized and desire to enter into this Agreement to establish the terms and conditions upon which (i) the City will annex the land within the District for limited and full purposes, and (ii) limitations on the District's ability to incur debt, liabilities, or obligations without prior approval of the municipality; and

WHEREAS, certain areas within the Development may be developed for commercial uses; and

WHEREAS, the City desires to annex the commercial use areas of the Development for the purpose of imposing and collecting sales and use taxes within such areas; and

WHEREAS, subject to the terms and conditions of this Agreement, the District consents to the City's limited purpose annexation of the commercial use areas of the Development for the purpose of imposing and collecting sales and use taxes within such areas; and

WHEREAS, the District provided notice of two public hearings in accordance with all applicable laws; and

WHEREAS, the board of directors of the District (the "Board") conducted two public hearings in accordance with all applicable laws at which members of the public who wished to present testimony or evidence regarding this Agreement were given the opportunity to do so; and

WHEREAS, the Board has obtained all necessary consent required from the Bexar County to allow the District to adopt this Agreement; and

WHEREAS, the Board approved and adopted this Agreement on _____, 20____, in open session at a meeting held in accordance with all applicable laws; and

WHEREAS, the City provided notice of two public hearings in accordance with all applicable laws; including Section 43.0751 and Section 43.9051(c) of the Texas Local Government Code.

WHEREAS, the City Council of the City (the "City Council") conducted two public hearings in accordance with all applicable laws at which members of the public who wished to present testimony or evidence were given the opportunity to do so; and

WHEREAS, the City Council approved and adopted this Agreement on _____, 20 __, in open session in accordance with all applicable laws, which approval and adoption occurred after the Board approved and adopted this Agreement; and

WHEREAS, all notices, hearings and other procedural requirements imposed by law for the adoption of this Agreement have been met; and

WHEREAS, in accordance with the requirements of Subsection (p)(1) of the Act, this Agreement does not require the District to provide revenue to the City solely for the purpose of obtaining an agreement with the City to forego annexation of the District; and

NOW THEREFORE, for and in consideration of the mutual agreements contained in this Agreement, and for the good and valuable consideration the receipt and adequacy of which are hereby acknowledged, the District and the City agree as follows:

**ARTICLE I.
RECITALS AND DEFINITIONS**

Section 1.1 The recitals set forth above are true and correct and are incorporated herein and made a part hereof as findings for all purposes;

Section 1.2 In addition to the terms defined elsewhere in this Agreement, when used in this Agreement, each of the following terms will have the meaning indicated below:

Agreement means this Strategic Partnership Agreement between the City and the District.

Board means the Board of Directors of the District or, after the Conversion Date.

City Council means the City Council of the City.

City Manager means the City Manager of the City or designee

Conversion Date means the date upon which the City Council adopts an ordinance that includes the Land within the full-purpose boundary limits of the City.

Director means the City's Director of Planning or successor.

District means the Briggs Ranch Special Improvement District.

Drainage Facilities means any drainage improvements designed and constructed to serve the Project, or that naturally receive and convey drainage through the Project, including water quality and flood mitigation facilities, storm drain systems, drainage ditches, open waterways, and other related facilities that convey or receive drainage.

Effective Date means the date the City ordinance approving this Agreement is effective, which date is _____, 20__.

Full Purpose Annexation Date means the Conversion Date.

Land means the land within the District's boundaries, as those boundaries may be modified from time to time with the consent of the City.

Limited Purpose Annexation means annexation by the City for the limited purposes of planning and zoning, as authorized by Article I, Section 7 of the City's Charter, and for the purpose of imposing and collecting sales and use taxes within such areas in accordance with the Act.

Original Limited Purpose Property means that Land designated as commercial on Master Development Plan No. 18-00025 and depicted on **Exhibit C** and more fully described on **Exhibit D** attached to this Agreement.

Service Plan means the service plan attached as **Exhibit E** which specifies the municipal services to be provided by the City after the City's full annexation of land within the District.

ARTICLE II. ADOPTION OF AGREEMENT AND LIMITED PURPOSE ANNEXATION OF PROPERTY

Section 2.1 Public Hearings. The Parties acknowledge and agree that prior to the execution of this Agreement, the Board and the City Council conducted public hearings to consider the adoption of this Agreement and that such hearings were noticed and conducted in accordance with all applicable laws.

Section 2.2 Effective Date. The effective date of this Agreement (the “Effective Date”) is the date it is approved and adopted by the City Council.

Section 2.3 Filing in Property Records. This Agreement shall be filed in the Real Property Records of Bexar County, Texas.

Section 2.4 Limited Purpose Annexation of Original Limited Purpose Property. The Parties agree that the City may annex the Original Limited Purpose Property for the sole and limited purpose of collecting sales and use taxes authorized by Chapter 321 of the Texas Tax Code (the “Tax Code”) to be imposed by the City on sales consummated within the Original Limited Purpose Property. The District acknowledges and agrees that the City Council may adopt a limited purpose annexation ordinance applicable to the Original Limited Purpose Property at a meeting conducted in accordance with Chapter 551 of the Texas Government Code and that no further notices, hearings, or other procedures shall be required to adopt such limited purpose annexation ordinance. The City may commence limited purpose annexation of the Original Limited Purpose Property following the first plat application for property within the area identified as commercial on **Exhibit C**.

Section 2.5 Limited Purpose Annexation of Additional Commercial Property. If in the future any non-commercial land within the District as of the Effective Date is converted to any commercial use that contains eligible commercial activities for purposes of imposing sales and use taxes as allowed by the Tax Code, the Parties agree that the City may annex such additional commercial land (the “Additional Limited Purpose Property”) for the sole and exclusive purpose of imposing sales and use taxes pursuant to the Agreement. The District acknowledges and agrees that the City Council may adopt a limited purpose annexation ordinance applicable to the Additional Limited Purpose Property at a meeting conducted in accordance with Chapter 551 of the Texas Government Code and that no further notices, hearings, or other procedures shall be required to adopt such limited purpose annexation ordinance. The District shall notify the Director within 10 days of amending **Exhibit C**.

Section 2.6 Limited Purpose Property and Sales and Use Tax Revenues. For purposes of this Agreement, the Original Limited Purpose Property and Additional Limited Purpose Property, shall collectively be referred to as the “Limited Purpose Property”; and the sales and use taxes collected within the Limited Purpose Property shall be referred to as the “Sales and Use Tax Revenues”).

Section 2.7 Consent to Limited Purpose Annexation. The District hereby requests that the City annex the Limited Purpose Property solely for the purposes provided in this agreement. The District consents to such annexations, from time to time, and to the collection of sales and use tax revenues by the City within the Limited Purpose Property. Such consent shall bind the District.

Section 2.8 Voting. Pursuant to Section 43.130(a) of the Texas Local Government Code, the qualified voters of an area annexed for limited purposes are entitled to vote in municipal elections regarding the election or recall of members of the governing body of the municipality, the election or recall of the controller, if the office of controller is an elective position of the

municipality, and the amendment of the municipal charter. The voters may not vote in any municipal bond election.

ARTICLE III. TAXATION

Section 3.1 Collection of Sales and Use Tax Revenues. The City may impose a sales and use tax within the Limited Purpose Property pursuant to Subsection (k) of the Act. The sales and use tax may be imposed on all eligible commercial activities at the rate allowed under the Tax Code. Collection of Sales and Use Tax Revenues shall take effect on the date described in Section 321.102 of the Tax Code. The District agrees not to impose a sales and use tax within the Limited Purpose Property.

Section 3.2 Payment of Sales and Use Tax. The City shall pay to the District an amount equal to 25% of the Sales and Use Tax Revenues collected within the Limited Purpose Property (the "District Share") commencing upon the effective date of the limited purpose annexation of the Limited Purpose Property and terminating upon the full purpose annexation or disannexation of the Limited Purpose Property. The City shall pay the District Share within 30 days after the City receives the sales tax report reflecting such revenues from the Comptroller of Public Accounts of the State of Texas (the "Comptroller"). Any payment of the District Share not made within such 30-day period shall bear interest calculated in accordance with Section 2251.025 of the Texas Government Code. The City shall retain all Sales and Use Tax Revenues that do not constitute the District Share (the "City Share").

Section 3.3 Use of the Sales and Use Tax Revenues. The District may use the District Share for the following purposes and in the following order of priority: (i) FIRST, to pay for police, fire, and EMS services within the District; (ii) SECOND, to reimburse owners and developers of land within the District for the cost to design and construct improvements that are otherwise eligible for reimbursement through the issuance of District bonds ("Infrastructure"); (iii) THIRD, to pay for the operation, maintenance, repair, and replacement of Infrastructure; and (iv) LAST, for the retirement of District bonds after the 10th anniversary of issuance. The City may use the City share for any lawful purpose.

Section 3.4 Delivery of Sales Tax Reports to District. The City shall include with each payment of the District Share a condensed version of each sales tax report provided by the Comptroller relating to Sales and Use Tax Revenues within 30 days of the City's receipt of such sales tax report.

Section 3.5 Notification of Comptroller. The City shall send notice of this Agreement, together with other required documentation, to the Comptroller in the manner provided by Tax Code, Section 321.102, after the City Council annexes the Limited Purpose Property for limited purposes.

Section 3.6 Termination of Sales and Use Tax Sharing. Upon termination of this Agreement, the City shall have no further financial obligation to the District pursuant to this Agreement, and all Sales and Use Tax Revenues shall be retained by the City.

Section 3.7 City Records and District Audit Rights. The District may audit the Sales and Use Tax Revenues to determine whether the District Share has been paid in accordance with this Agreement. The City shall provide reasonable accommodations for the District to perform the audit. Any audit shall be made at the District's sole cost and expense and may be performed at any time during the City's regular business hours on 30 days Notice. For purposes of any such audits, the City shall maintain and make available to the District's representatives all books, records, documents and other evidence of accounting procedures or practices to reflect the amount of Sales and Use Tax Revenues received by the City from within the Limited Purpose Property.

ARTICLE IV. FULL PURPOSE ANNEXATION

Section 4.1 The City agrees that it will not annex or attempt to annex the District property for full purposes until on or after December 31, 2050. When the land located within the District is annexed for full purpose annexation status in accordance with this Agreement and as provided by 43.0751 of the Texas Local Government Code, the conversion may be effected by City Council adoption of an ordinance incorporating the Land within full purpose city limits. Except as set out in this Agreement, no additional procedural or substantive requirements of State or local annexation law will apply to such annexation or to the annexation ordinance.

Section 4.2 The District acknowledges that the City may annex the District property for full purposes on or after the Full Purpose Annexation Date pursuant to the terms of the Agreement without the need for further action by the governing body of the municipality, including the procedures prescribed by Subchapters C-3, C-4, and C-5 of Chapter 43 of the Texas Local Government Code.

Section 4.3 The District consents to noncontiguous annexation of the District property by the City.

Section 4.4 Conversion Date-Full Purpose Annexation. Pursuant to Subsection (h) of the Act, the Limited Purpose Property shall be deemed to be within the full-purpose boundary limits of the City upon the Conversion Date without any further action by the City Council. For purposes of this Section 4.4, the Conversion Date is the date upon which the City Council adopts an ordinance that annexes for full purpose the Land within the District, including the Limited Purpose Property. The City may exercise its right to annex the District Property or any portion thereof (the "Annexation Area") in its sole discretion upon default of this Agreement or at the end of the term of this Agreement. The Parties further agree that this Agreement does not obligate the City to annex the entire or any part of the District Property or Annexation Area for limited or full purposes at any time.

Section 4.5 Service Plan. Following the Conversion Date, the City will provide additional municipal services within the District in accordance with the Service Plan attached in Exhibit E which will be the Service Plan for the District. The District affirms that the Service Plan is sufficient, and no further negotiations or public hearings are required for the adoption of the Service Plan. The District agrees that it will not contest the Service Plan.

Section 4.6 Authority of the City Upon Full Purpose Annexation. Upon the Conversion Date, the City will have all of the authority and power within the Land that the City has in all other areas within the City's incorporated city limits, including the power to levy and collect ad valorem property taxes and sales taxes.

Section 4.7 Rights of District Residents upon Full Purpose Annexation. Following the Conversion Date, the residents of the Land will be citizens of the City for all purposes and will have all of the rights, privileges, and responsibilities accorded to citizens residing in all other areas within the City's incorporated city limits.

ARTICLE V. TERM

Section 5.1 This Agreement commences and binds the Parties on the Effective Date and continues until such time the City has annexed the Land for full purposes and the District is dissolved in accordance with Section 382.201(b) of the Local Government Code; or the City may unilaterally terminate this Agreement for convenience, with 90 days' notice to the District.

Section 5.2 On the Effective Date, the City will record this Agreement in the Official Public Records of Bexar County, Texas, and the terms of this Agreement will constitute covenants running with the land comprising the Land and will become binding on each current and future owner of any land included within the Land. If, in the future, additional property is annexed to the District, then, upon the effective date of such annexation, the terms of this Agreement will become applicable to that additional property in the same manner and to the same extent as if the additional property had originally been included within the Land.

ARTICLE VI. DISTRICT ASSETS, LIABILITIES, AND OBLIGATIONS

Section 6.1. Upon the Conversion Date the City shall assume all of the District's assets, but the City will not be liable for the District's debt or other obligations pursuant to Section 382.201(a) of the Texas Local Government Code.

Section 6.2. Transfer of Certain Easements and Real Property to City. Within 90 days after the Conversion Date, the District will convey to the City, at no cost to the City, any real property and/or easements owned or held by the District. All conveyances will be by appropriate instrument, acceptable in form and substance to the City and the District. If any necessary transfer of title is not accomplished, for any reason, by the Conversion Date, the District agrees that the City will be authorized to finalize such conveyances as the District's successor-in-interest.

Section 6.3 Limitation on Debt. The District may not incur any debt, liability, or other obligation that extends past December 31, 2050, or sell or otherwise transfer property, without the prior approval of the City.

**ARTICLE VII.
BREACH, NOTICE AND REMEDIES**

Section 7.1 Notification of Breach. If either Party commits a breach of this Agreement, the non-breaching Party shall give Notice to the breaching Party that describes the breach in reasonable detail.

Section 7.2 Cure of Breach. The breaching Party shall commence curing the breach within 15 calendar days after receipt of the Notice of the breach and shall complete the cure within 30 days from the date of commencement of the cure; however, if the breach is not reasonably susceptible to cure within such 30-day period, the non-breaching Party shall not bring any action so long as the breaching Party has commenced to cure within such 30-day period and diligently completes the work within a reasonable time without unreasonable cessation.

Section 7.3 Remedies for Breach. If the breaching Party does not substantially cure the breach within the stated period of time, the non-breaching Party may, in its sole discretion, and without prejudice to any other right under this Agreement, law, or equity, seek any relief available at law or in equity, including, but not limited to, an action under the Uniform Declaratory Judgment Act, specific performance, mandamus and injunctive relief; provided, however, that the non-breaching Party shall not be entitled to terminate this Agreement. The Parties specifically waive any right that they have or in the future may have to terminate this Agreement. Damages, if any, to which any non-breaching Party may be entitled shall be limited to actual damages and shall not include special or consequential damages.

**ARTICLE VIII.
ADDITIONAL PROVISIONS**

Section 8.2 Notices. Any notices, certifications, approvals, or other communications (a "Notice") required to be given by one Party to another under this Agreement shall be given in writing addressed to the Party to be notified at the address set forth below and shall be deemed given: (i) when the Notice is delivered in person to the person to whose attention the Notice is addressed; (ii) 10 business days after the Notice is deposited in the United States Mail, certified or registered mail, return receipt requested, postage prepaid; (iii) when the Notice is delivered by Federal Express, UPS, or another nationally recognized courier service with evidence of delivery signed by any person at the delivery address; or (iv) 10 business days after the Notice is sent by FAX (with electronic confirmation by the sending FAX machine) with a confirming copy sent by United States mail within 48 hours after the FAX is sent. If any date or period provided in this Agreement ends on a Saturday, Sunday, or legal holiday, the applicable period for calculating the Notice shall be extended to the first business day following the Saturday, Sunday, or legal holiday. For the purpose of giving any Notice, the addresses of the Parties are set forth below. The Parties may change the information set forth below by sending Notice of such change to the other Party as provided in this Section 8.2.

To the City: City of San Antonio
Attn: Director of the Department of Planning
P.O. Box 839966
San Antonio, Texas 78283-3966

To the District: _____
Attn: _____

Section 8.3 No Waiver. Any failure by a Party to insist upon strict performance by the other Party of any provision of this Agreement shall not be deemed a waiver thereof, and the Party shall have the right at any time thereafter to insist upon strict performance of any and all of the provisions of this Agreement. No provision of this Agreement may be waived except by writing signed by the Party waiving such provision. Any waiver shall be limited to the specific purpose for which it is given. No waiver by any Party of any term or condition of this Agreement shall be deemed or construed to be a waiver of any other term or condition or subsequent waiver of the same term or condition.

Section 8.4 Governing Law and Venue. This Agreement shall be construed and enforced in accordance with the laws of the State of Texas, as they apply to contracts performed within the State of Texas and without regard to any choice of law rules or principles to the contrary. The Parties acknowledge that this Agreement is performable in Bexar County, Texas and hereby submit to the jurisdiction of the courts of Bexar County, Texas and hereby agree that any such court shall be a proper forum for the determination of any dispute arising hereunder.

Section 8.5 Authority to Execute. The City represents and warrants to the District that the execution of this Agreement has been duly authorized by the City Council and that the person executing this Agreement on behalf of the City has been duly authorized to do so by the City Council. The District represents and warrants to the City that the execution of this Agreement has been duly authorized by the Board and that the person executing this Agreement on behalf of the District has been duly authorized to do so by the Board.

Section 8.6 Severability. The provisions of this Agreement are severable and, in the event any word, phrase, clause, sentence, paragraph, section, or other provision of this Agreement, or the application thereof to any person or circumstance, shall ever be held or determined to be invalid, illegal, or unenforceable for any reason, and the extent of such invalidity or unenforceability does not cause substantial deviation from the underlying intent of the Parties as expressed in this Agreement, then such provision shall be deemed severed from this Agreement with respect to such person, entity or circumstance, without invalidating the remainder of this Agreement or the application of such provision to other persons, entities or circumstances, and a new provision shall be deemed substituted in lieu of the provision so severed which new provision shall, to the extent possible, accomplish the intent of the Parties as evidenced by the provision so severed.

Section 8.7 Changes in State or Federal Laws. If any state or federal law changes so as to make it impossible for the City or the District to perform its obligations under this Agreement, the parties will cooperate to amend this Agreement in such a manner that is most consistent with the original intent of this Agreement as legally possible.

Section 8.8 Additional Documents and Acts. The Parties agree that at any time after execution of this Agreement, they will, upon request of the other Party, execute and/or exchange any other documents necessary to effectuate the terms of this Agreement and perform any further acts or things as the other Party may reasonably request to effectuate the terms of this Agreement.

Section 8.9 Assignment. This Agreement shall not be assignable without the other Party's written consent. This Agreement shall be binding upon and inure to the benefit of the Parties and their respective representatives, successors, and assigns as permitted by this Agreement.

Section 8.10 Amendment. This Agreement may be amended only with the written consent of the Parties and with approval of the governing bodies of the City and the District.

Section 8.11 Interpretation. This Agreement has been negotiated by the Parties, each of which has been represented by counsel; consequently, the rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Agreement.

Section 8.12 No Third Party Beneficiaries. This Agreement is solely for the benefit of the City and the District, and neither the City nor the District intends by any provision of this Agreement to create any rights in any third-party beneficiaries or to confer any benefit or enforceable rights under this Agreement or otherwise upon anyone other than the City and the District.

Section 8.13 Governmental Powers. Neither Party waives or surrenders any of its respective governmental powers, immunities or rights, except as specifically waived pursuant in this Section 9.13. Each Party waives its respective governmental immunity from suit and liability only as to any action brought by the other party to pursue the remedies available under this Agreement. Nothing in this Section 9.13 shall waive any claims, defenses, or immunities that either Party has with respect to suits against them by persons or entities not a party to this Agreement.

Section 8.14 Incorporation of Exhibits by References. All exhibits attached to this Agreement are incorporated into this Agreement by reference for the purposes set forth herein, as follows:

- | | |
|-----------|---|
| Exhibit A | Depiction of the Development |
| Exhibit B | Legal Description of the Development |
| Exhibit C | Depiction of the Limited Purpose Property |
| Exhibit D | Legal Description of the Limited Purpose Property |
| Exhibit E | Service Plan |

Section 8.15 Counterpart Originals. This Agreement may be executed in multiple counterparts, each of which shall be deemed to be an original.

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APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF THE CITY OF SAN ANTONIO ON _____, 20__.

ATTEST:

CITY OF SAN ANTONIO

City Clerk

By: _____
Printed Name: _____
Title: _____

APPROVED AS TO FORM AND LEGALITY:

City Attorney

APPROVED AND ADOPTED BY THE BOARD OF DIRECTORS OF THE BRIGGS RANCH SPECIAL IMPROVEMENT DISTRICT ON _____, 20__.

BRIGGS RANCH SPECIAL IMPROVEMENT DISTRICT

By: _____
Printed Name: _____
Title: President, Briggs Ranch Special Improvement District Board of Directors

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This instrument was acknowledged before me on _____, 20__, by _____, the _____ of the City of _____, Texas on behalf of the city.

Notary Public, State of Texas

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This instrument was acknowledged before me on _____, 20___, by _____, the President, Board of Directors of the Briggs Ranch Special Improvement District on behalf of the District.

Notary Public, State of Texas

Exhibit A to Strategic Partnership Agreement

Depiction of the Development

Exhibit A to Strategic Partnership Agreement Depiction of the Development – Page 1

Exhibit B to Strategic Partnership Agreement

Legal Description of the Development

Exhibit B to Strategic Partnership Agreement Legal Description of the Development – Page 1

Exhibit C to Strategic Partnership Agreement

Depiction of the Limited Purpose Property

**Exhibit C to Strategic Partnership Agreement Depiction of the Limited and Full Purpose
Property– Page 1**

Exhibit D to Strategic Partnership Agreement
Legal Description of the Limited Purpose Property

Exhibit D to Strategic Partnership Agreement Legal Description of the
Limited Purpose Property– Page 1

Exhibit E to Strategic Partnership Agreement

Service Plan

Exhibit E to Strategic Partnership Agreement Service Plan – Page 1

