

RESOLUTION **2022-10-20-0042R**

GRANTING THE CITY OF SAN ANTONIO'S CONSENT TO THE ANNEXATION OF 56.65 ACRES OF LAND BY THE BRIGGS RANCH SPECIAL IMPROVEMENT DISTRICT, GENERALLY LOCATED NORTHEAST OF THE INTERSECTION OF STATE HIGHWAY 211 AND US HIGHWAY 90 IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF SAN ANTONIO IN BEXAR COUNTY.

* * * * *

WHEREAS, on December 3, 2020 the City Council adopted Resolution 2020-12-03-005R, consenting to the creation of the Briggs Ranch Special Improvement District, a Public Improvement District ("PID") consisting of 866.977 acres of land originally owned by Convergence Brass, LLC, ("Convergence"); and

WHEREAS, as a condition of the city's consent to the creation of the PID, the owner executed a development agreement ("original agreement") which is recorded in the real property records of Bexar County under No. 20210016779 containing the terms and conditions associated with the city's consent, including providing for future annexation of the PID property and revenue sharing of sales and use tax in commercial areas of the PID; and

WHEREAS, after the PID was officially created by the County, and after entering into the original agreement, Convergence conveyed 62.4 acres of the property within the PID to C-W Briggs and Obichi IV, Ltd. by deed number 20210244146 filed in the real property records of Bexar County; and

WHEREAS, thereafter, C-W Briggs and Obichi IV, Ltd. acquired 56.65 acres of land outside of the PID property which they then conveyed, along with the 62.4 acres within the PID property to Pulte Homes of Texas, L.P. ("Pulte Homes"); and

WHEREAS, on July 11, 2022, Convergence and Pulte Homes, the current owners of the property within and outside of the PID, submitted a petition, attached as **Attachment "I"**, requesting the City's consent to the expansion of the PID boundaries to include the additional 56.65 acres owned by Pulte Homes, more fully described in **Exhibit "B" to Attachment "I"**, bringing the total area of land within the PID to 923.627 acres; and to the delegation of the powers by the County to the District originally delegated to the PID to the additional 56.65 acres; and

WHEREAS, the owners have agreed to amend the original agreement to expand the boundaries of the PID to include the additional 56.65 acres of land and to apply all of the terms and conditions of the City's consent to the creation of the PID under the original agreement to the additional 56.65 acres; and

WHEREAS, it is the owners' and city's intent that the only amendments to be made to the original agreement are those contained in the amended agreement and that all provisions of the original agreement shall now apply to the entire 923.627 acres of land to be included in the PID after the annexation of the 56.65 acres; and

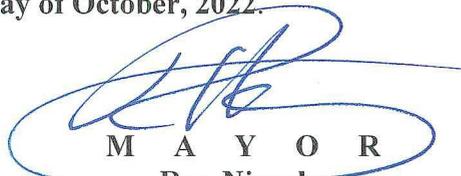
WHEREAS, in addition to the owner's execution of the amended agreement, owners agree to remit payment to the city for a PID application fee in the amount of \$7,500.00; a Special District Operations Assessment in the amount of \$175 per residential lot paid annually based on the number of units erected within the area annexed by the PID, as verified by staff, which the owners estimate to be approximately \$44,450.00; and for reimbursement of all costs paid by the city for recording the amended agreement and related documents in the Bexar County property records; **NOW, THEREFORE**,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The City Council of San Antonio hereby consents to the annexation of approximately 56.65 acres of land as described in **Exhibit "B"** to **Attachment "I"** by the Briggs Ranch Special Improvement District ("PID") and the expansion of the boundaries of the PID to approximately 923.627 acres, more particularly depicted in **Exhibit "2" of Attachment "I"**.

SECTION 2. The City Council of the City of San Antonio resolves that its consent to the annexation of land and expansion of the PID's boundaries as set forth in this Resolution is conditioned upon the current owners' execution of an amended development agreement providing that all terms and conditions that applied to the City's consent to the original PID property (866.977 acres) will also apply to the additional 56.65 acres being annexed by the PID and the payment of all fees as set forth in Section 1 of this Resolution.

PASSED AND APPROVED on this 20th day of October, 2022.


M A Y O R
Ron Nirenberg

ATTEST:


Debbie Racca-Sittre, City Clerk

APPROVED AS TO FOR


Andrew Segovia, City Attorney



City of San Antonio

City Council Meeting October 20, 2022

41.

2022-10-20-0042R

Resolution granting the City's consent to the annexation of 56.65 acres of land by the Briggs Ranch Special Improvement District, generally located northeast of the intersection of State Highway 211 and US Highway 90 in the extraterritorial jurisdiction of the City of San Antonio in Bexar County. [Roderick Sanchez, Assistant City Manager; Bridgett White, Director, Planning]

Councilmember Viagran moved to Approve on the Consent Agenda. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Sandoval, Pelaez, Courage, Perry

ATTACHMENT “I”

Petition for Expansion

KENNETH W. BROWN, AICP
DANIEL ORTIZ
JAMES MCKNIGHT



CAROLINE McDONALD
KEVIN DEANDA
MATTHEW T. GILBERT

112 E. PECAN STREET
SUITE 1360
SAN ANTONIO, TEXAS 78205
TELEPHONE: 210.299.3704
FAX: 210.299.4731

PAUL M. JUAREZ
OF COUNSEL

July 11, 2022

COPY

VIA HAND DELIVERY

Honorable Debbie Racca-Sittre
City Clerk
City of San Antonio
100 Military Plaza, 1st Floor
San Antonio, Texas 78205

CJ/SR - CIV CLERK
2022 JUL 11 PM02:31:32

RE: Petition for Consent for the Expansion of the Briggs Ranch Special Improvement District, in accordance with Chapter 382 of the Texas Local Government Code, to Include Property Generally Located at the Northeast Intersection of State Highway 211 and Highway 90, in the Extraterritorial Jurisdiction ("ETJ") of the City of San Antonio, Bexar County, Texas (the "Subject Property"); *Our File No. 9004.044.*

Dear Ms. Racca-Sittre:

On behalf of Pulte Homes of Texas, LP, a Texas limited partnership (Petitioner and Property Owner) we respectfully submit the enclosed Petition to the City of San Antonio Planning Department. Included with this correspondence are documents and exhibits related to the request for consent to the expansion of the Briggs Ranch Special Improvement District and the inclusion of the Subject Property therein, all as further described in the attached Petition and exhibits. Please find enclosed:

1. Signed Petition submitted to Bexar County requesting Consent to the Expansion of the Briggs Ranch Special Improvement District (**Exhibit "1"**);
2. Layout of the Briggs Ranch Special Improvement District Expansion Area (**Exhibit "2"**);
3. Briggs Ranch Special Improvement District Expansion Summary and Timeline (**Exhibit "3"**);
and
4. Briggs Ranch Special Improvement District Financial Projections

Please do not hesitate to contact our office should you have any questions or need any additional information in connection with this Petition.

Thank you,

BROWN & ORTIZ, P.C.

BY:

Daniel Ortiz

Enclosures: As Stated

2022 JUL 11 PM 02:31:38

EXHIBIT "1"
PETITION SUBMITTED TO BEXAR COUNTY REQUESTING CONSENT TO EXPAND THE
BRIGGS RANCH SPECIAL IMPROVEMENT DISTRICT



LUCY ADAME-CLARK
BEXAR COUNTY CLERK

100 Dolorosa, Suite 104 | (210) 335-2216 | Visit our website at:
San Antonio, TX 78205 | Mon - Fri 8am - 5pm | www.Bexar.org

Receipt Number: 20220414001037

Status: ORIGINAL COPY

Description	Document Type	Document #	Book/Vol/Page	# Pages	GF/Serial #	Amount
Real Property Recordings	MISC	20220094888		46		\$202.00

Total Documents : 1

Total: \$202.00

Payment Method	Payment ID	Authorization #	Amount
Check	10890	WALK IN	\$202.00

Tender Subtotal:

Total Payments: \$202.00

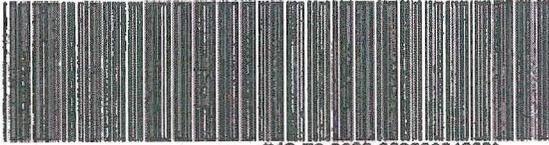
Check: \$202.00

Change Due: \$0.00

Client Name: Brown and Ortiz PC

Date: 04/14/2022 | 04:18PM
Clerk: Ruben R

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2022 JUL 11 PM02:31:44



VG-78-2022-20220094888

COSA - CITY CLERK
2022 JUL 11 PM02:31:50

File Information

**FILED IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY
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Total Pages:	46
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Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

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:
4/14/2022 4:18 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk

**PETITION FOR CONSENT FOR THE EXPANSION OF THE BRIGGS RANCH SPECIAL
IMPROVEMENT DISTRICT**

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

SCANNED

COSA - CITY CLERK
2022 JUL 11 PM02:31:57

**TO: THE HONORABLE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THE
BOARD OF DIRECTORS OF THE BRIGGS RANCH SPECIAL IMPROVEMENT DISTRICT**

The undersigned petitioner ("Petitioner") acting pursuant to the provisions of Chapter 382 of the Texas Local Government Code, as amended (the "Code"), submits this petition ("Petition") to request consent for the expansion of the Briggs Ranch Special Improvement District ("District"). The District is a public improvement district and, as currently situated, is wholly within the extraterritorial jurisdiction ("ETJ") of the City of San Antonio, Bexar County, Texas ("County"). On December 15, 2020, the Bexar County Commissioners Court adopted an order for the creation of the District (the "Creation Order"), attached hereto as Exhibit "A". The Creation Order is filed in the Bexar County Official Public Records under Document Number 20210009646. Pursuant to Section 382.113 of the Code, the Petitioner respectfully requests the County's consent to the expansion of the District to include the property described in Exhibit "B" attached hereto (the "Subject Property"). In support of this Petition, the Petitioner presents the following:

I. PETITIONER

In compliance with the requirements of the Code, and as determined by the current tax roll of the Bexar County Appraisal District, the Petitioner constitutes the owner representing more than fifty-percent (50%) of the appraised value of taxable real property proposed to be included within the public improvement district proposed in this Petition.

Attached to this Petition is a sworn statement, affirming the Petitioner is the holder of fee simple title to more than fifty-percent (50%) of the appraised value of taxable real property proposed to be included within the District (as defined below) and the owner representing more than fifty-percent (50%) of all record owners of property proposed to be included in District. The Petitioner requests, and consents to, the expansion of the District to include the Subject Property, as set forth in this Petition. The sworn statement of the Petitioner is attached hereto as Exhibit "C" and incorporated herein for all purposes.

II. NAME

The name of the District shall not be amended and will continue to be the "Briggs Ranch Special Improvement District" as provided for in the Creation Order.

III. BOUNDARIES

The boundaries of the District shall be expanded to include the Subject Property, which is more particularly described in Exhibit "B" attached hereto and incorporated herein for all purposes. The total acreage of the Subject Property to be included in the District is approximately 56.65 acres total. The Subject

Property is wholly located within the County, is not within the corporate boundaries of any municipality, and is located within the ETJ of the City of San Antonio.

IV. GENERAL NATURE OF THE PROPOSED PUBLIC IMPROVEMENTS

The inclusion of the Subject Property in the District will not change the general nature of the work proposed in the District and will continue as provided in the Creation Order. More specifically, the general nature of the work proposed to be done within the expanded boundaries of the District may include, but is not limited to: onsite roads (including, but not limited to, a collector road); offsite roads (including construction of a turn lane); offsite utility extension; onsite public improvements for residential lots (sewer, water, streets, and drainage); the improvement and construction of water, sanitary sewer, dry utilities (gas and electric) detention ponds, storm sewer, impact fees for capacity, road, landscaping in public right of ways, or sidewalks; right of way acquisition costs; easement acquisition costs; appraisal costs; geotechnical engineering costs; environmental inspection/testing and remediation costs; well plugging costs; demolition costs; water and sewer impact fees; floodplain reclamation costs; tree mitigation costs; park/entry/amenity improvement costs; including any cost or expense of purchasing, constructing, maintaining, acquiring, owning, operating, repairing, leasing, improving, extending, or paying for inside (i.e. onsite) and outside (i.e. offsite) the district boundaries flood plains and wetlands regulation and endangered species permits, stormwater permits, including mitigation; and all works, improvements, facilities, plants, equipment, appliances, interest in property, and contract rights needed thereof, and administrative facilities needed in connection therewith, related surveying, engineering, and legal fees, costs and expenses, and all rights of way and other interests in land necessary or convenient in connection therewith, as well as reasonable contingencies, associated with the costs of public improvements. Further, the public improvements financed by the District for the expanded boundaries may include any public improvements in compliance with Chapter 382 of the Code, as amended, and in accordance with the governing laws.

V. ESTIMATED COSTS OF THE PROPOSED CONSTRUCTION OF THE PUBLIC IMPROVEMENTS

The total estimated capital cost for the Subject Property's public improvements is approximately \$8,727,760. Such costs can be partially offset with the imposition of taxes and the issuance of bonds by the District, as further described herein.

VI. NATURE OF THE DISTRICT AND AUTHORITY

The expansion of the District is expressly requested pursuant to Section 382.113 of the Code and Section 49.301 of the Texas Water Code. The nature of the District and the District's authority shall continue as provided in the Creation Order. Moreover, the District, as expanded, will continue for the purposes of a district created and organized under Section 52, Article III, and Section 59, Article XVI of the Texas Constitution, Chapters 380, 381, 382, and 383 of the Code, and for the purpose of creating a program for economic development as provided in Section 52, Article III of the Texas Constitution, and for any other lawful purpose authorized by the governing laws.

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VII. ADVISORY BOARD

As authorized by the Code, an advisory body may be established by the County to develop and recommend an improvement plan. However, an improvement plan is not necessary or applicable, as the Petitioner does not propose that the expanded District be granted with the power to impose assessments.

VIII. MANAGEMENT OF THE DISTRICT AND BOARD OF DIRECTORS

The management of the District and the Board of Directors for the District shall continue as provided for in the Creation Order. Specifically, there shall be no change to the management of the District and the current appointed seven (7) member Board of Directors or their respective terms, as the population of the District, with boundaries expanded to include the Subject Property is less than 1,000 persons.

IX. DISTRICT TAXING AUTHORITY & TAX RATE

The District's taxing authority and tax rate shall continue as provided for in the Creation Order, and therefore, shall not be affected by the expansion of the District.

Specifically, with the expansion of the District to include the Subject Property, pursuant to the Creation Order:

- (1) the District's proposed improvements may be financed and paid for with ad valorem, sales and use, and hotel occupancy taxes as authorized by the Creation Order and Chapter 382 of the Code instead of assessments;
- (2) the District has the authority to impose an ad valorem, sales and use, and hotel occupancy tax to accomplish the economic development purposes prescribed by Section 52a, Article III, of the Texas Constitution; and
- (3) the taxes authorized to be levied by the District and the rates at which the taxes are authorized to be imposed are as follows:

Ad Valorem Tax: \$0.558270 per \$100 valuation, subject to applicable state and local ad valorem tax requirements

Sales and Use Tax: 2% per taxable sale, subject to the state and local sales and use tax rates in the District

Hotel Occupancy Tax: 9% or the rate imposed by the City of San Antonio, whichever is greater

X. METHOD OF ASSESSMENT

The Petitioner does not propose that the District be granted the power to impose assessments, and accordingly, the Petitioner is not required to present a Service Plan, an Assessment Plan (including method of assessment), or to prepare an Assessment Roll. As stated above, the District's proposed improvements may be financed and paid for with ad valorem taxes as authorized by the Creation Order and Chapter 382 of the Code.

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2022 JUL 11 PM 02:32:22

XI. APPORTIONMENT OF COST BETWEEN COUNTY AND THE DISTRICT

Consent and approval to expand the District will not obligate the County to provide any funds to finance the proposed public improvements. All costs of the District shall be paid by and apportioned to the District, and not to the County, as a whole.

XII. ADVISABILITY AND FEASIBILITY OF DISTRICT EXPANSION

The expansion of the District to include the Subject Property, as well as its proposed improvements and economic development projects, is feasible, practicable, necessary, and to the advantage of the District and the County. The Subject Property and the District are mostly undeveloped, and as such, the inclusion of the Subject Property in the District is necessary to pay for or finance public improvements and economic development within the expanded boundaries of the District. The District's proposed improvements will be adequate for the inclusion of the Subject Property without injuring the current land within the District. Furthermore, the inclusion of the Subject Property in the District will serve the public purpose of promoting and encouraging new residential development in the District, which, in turn, will encourage economic activity within the District and the County. As such, expanding the District to include the Subject Property is in the best interest of the County.

XIII. FILING WITH THE COUNTY CLERK

This Petition will be filed with the County Clerk in support of the creation of the District, as described herein.

XIV. PRAYER

This Petition respectfully requests the County consent to the expansion of the District to include the Subject Property and that the District's powers and authority, as provided for in the Creation Order, continue and shall not be affected by such expansion. The Petitioner prays that this Petition be heard and the Commissioners Court set a hearing date, publish notice of, conduct a hearing, make certain findings, and enter an Order consenting to the expansion of the District to include the Subject Property in a manner authorized under Chapter 382 of the Code and as described herein.

Signature(s) on the Following Page(s)

COSA - CITY CLERK
2022 JUL 11 PM 02:32:35

Wherefore, this Petition satisfies all of the requirements of the Code for the creation of the District, and the Petitioner respectfully requests the County create the District and include the Subject Property within such District, as described herein.

Respectfully submitted, this 14th day of April, 2022.

PETITIONER:

PULTE HOMES OF TEXAS, L.P.,
a Texas limited partnership

By: [Signature]
Name: Sean Miller
Title: VP of Land Acquisition

ACKNOWLEDGEMENT

STATE OF TEXAS §
 §
COUNTY OF BELAR §

This instrument was acknowledged before me on the 15 day of February, 2022 by Sean Miller, on behalf of Pulte Homes of Texas, L.P., a Texas limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes therein expressed, on behalf of said company, in the capacity therein stated.

[Signature]
Notary Public State of Texas
Printed Name of Notary: Jennifer L. Gonzales
Commission Expiration: 06-15-25



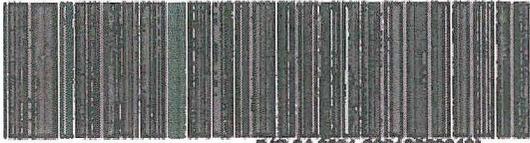


EXHIBIT "A"
BRIGGS RANCH SPECIAL IMPROVEMENT DISTRICT CREATION ORDER

COSA - CITY CLERK
2022 JUL 11 PM02:32:41

**EXHIBIT
A**

COSA - CITY CLERK
2022 JUL 11 PM02:32:47



VG-84-2021-20210009846

File Information

**FILED IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY
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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:
1/13/2021 11:39 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk

SCANNED

CLERK - CITY CLERK
2022 JUL 11 PM 02:32:53

ORDER GRANTING PETITION FOR CREATION OF A PUBLIC IMPROVEMENT DISTRICT TO BE NAMED BRIGGS RANCH SPECIAL IMPROVEMENT DISTRICT, FOR APPOINTMENT OF DIRECTORS, AND IMPOSITION OF AD VALOREM, SALES AND USE, AND HOTEL OCCUPANCY TAXES, EACH TAX AT A SPECIFIED RATE, WITHIN THE BOUNDARIES OF THE DISTRICT, AND FOR AUTHORITY TO ENTER INTO ECONOMIC DEVELOPMENT AGREEMENTS, GRANTS AND LOANS

WHEREAS, on the 15 day of December, 2020, Bexar County Commissioners Court ("Commissioners Court") met in regular session, open to the public, at the Bexar County Courthouse at 100 Dolorosa Street, Suite 2.01, San Antonio, Texas, 78205 to consider adoption of the Order set out below, whereupon roll was called of the members of the Commissioners Court, to wit:

Nelson W. Wolff	County Judge
Sergio "Chico" Rodriguez	Commissioner, Precinct 1
Justin Rodriguez	Commissioner, Precinct 2
Kevin Wolff	Commissioner, Precinct 3
Tommy Calvert	Commissioner, Precinct 4

All Commissioners were present, except _____; and

WHEREAS, among other business conducted by the Commissioners Court, Commissioner S. Rodriguez introduced the Order set out below and moved its adoption, which was seconded by Commissioner Wolff, and after a full discussion and the question being before the Court, said motion carried by the following vote:

AYE 5 / NO —

IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED BY THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, THAT THE ORDER SHALL BE ADOPTED AS FOLLOWS:

On December 3, 2019, a petition (the "Petition") was filed with the Bexar County Clerk for the Creation of a Public Improvement District to be named Briggs Ranch Special Improvement District (the "District"), appointment of directors, and for imposition of an ad valorem tax, sales and use tax, and hotel occupancy tax at a specified rate, within the boundaries of the District, for the authority to enter into economic development agreements, grants and loans, signed by the owners of taxable real property representing more than 50 percent (50%) of the appraised value of taxable real property within the boundaries of the District, praying for the Commissioners Court to grant the Petition.

The Commissioners Court conducted a public hearing to consider the Petition and heard the evidence, both oral and documentary, of all persons who appeared and offered evidence with reference thereto, and find the following:

STATE OF TEXAS COUNTY OF BEXAR
CERTIFIED COPY CERTIFICATE
The page to which this certificate is affixed may have been tentatively altered to redact confidential personal information but is otherwise a full, true and correct copy of the original on file and of record in my office.
ATTESTED:

JAN 13 2021



LUCY ADAMS CLARK
COUNTY CLERK
BEXAR COUNTY, TEXAS

BY: [Signature]
DEPUTY

005A - CITY CLERK
2022 JUL 11 PM02:32:59

1. On December 3, 2019, a Petition, duly signed, praying for the creation of the District, to be operated under Chapter 382, of the Texas Local Government Code (the "Code"), appointment of directors and imposition of ad valorem, sales and use, and hotel occupancy taxes, each tax at a specified rate, within the boundaries of the District; and for authorization to use such tax revenues to fund the District's economic development program through issuance of economic development agreements, grants and loans, and planned improvements instead of assessments was considered by the Commissioners Court. Said Petition fully met the requirements of law relating thereto and upon due consideration of said Petition, the same was set down upon the agenda for consideration by this Court on this date. Court proceedings began at 10:00 a.m. at the Bexar County Courthouse, San Antonio, Bexar County (the "County"), Texas and public notice of the hearing was given in accordance with the requirements of the Code.
2. This Commissioners Court is authorized to (a) consider the Petition; (b) enter an Order creating the District, designating that its operation shall be pursuant to the provisions of Chapter 382 of the Code; (c) appoint its board of directors; and, (d) authorize the board of directors of the District to impose an ad valorem tax, sales and use tax, and hotel occupancy tax within the District, each at a specified rate to be used to fund the District's planned improvements and any economic development program (including to the extent authorized by Article III Section 52 of the Texas Constitution, road improvement projects) to induce and incentivize economic development projects through the use of economic development agreements, grants and loans. Upon creation, the District will become endowed with the powers granted by Article XVI, Section 59, Article III, Section 52, and Article III, Section 52a of the Constitution of the State of Texas; Chapters 382, 380, 381 and 383 of the Code. The powers granted by Article III, Section 52 cannot be exercised by the District until the City of San Antonio, Texas (the "City") consents by resolution for the District to exercise these powers.
3. The proposed District lies outside the full purpose city limits of any incorporated area and within Bexar County. The area proposed to be included within the District lies entirely within the extra territorial jurisdiction of the City. At the present time, there are fewer than 1,000 inhabitants residing in the proposed District.
4. The Commissioners Court for its authority to undertake action herein, relies upon the law as specifically found in Chapter 382 of the Code, wherein it is provided that a commissioners court of certain counties with a population of more than 1.5 million may create a public improvement district, and authorize such a district to take such actions as are authorized under Chapters 382, 380, 381, and 383 of the Code, including imposition of ad valorem, sales and use, and hotel occupancy taxes, at rates specified by such county, within the boundaries of the public improvement district (collectively the "Laws") if such taxes are approved by the qualified voters in the District at an election called for that purpose.
5. The Commissioners Court relies upon the authority granted in Chapter 271 of the Texas Election Code authorizing political subdivisions, such as the District, to conduct a joint election, and the request of the Petitioner that the County agree to conduct a joint

STATE OF TEXAS COUNTY OF BEXAR
CERTIFIED COPY CERTIFICATE
The page to which this certificate is affixed may have been lawfully altered to reflect confidential personal information but is otherwise a full, true and correct copy of the original on file and of record in my office.
ATTESTED:

JAN 13 2021

 LUCY ADAME CLARK
COUNTY CLERK
BEXAR COUNTY, TEXAS
BY: 
DEPUTY

election with the District upon its creation in order to facilitate the orderly conduct of the election required to approve the ad valorem tax, sales and use tax, and hotel occupancy tax authorized by this Order.

6. The Commissioners Court recognizes the prayer in the Petition that the District be created and authorized under Chapter 382 of the Code, and that the District impose taxes in lieu of assessments, and finds that the District is not required to submit a feasibility report or assessment plan pursuant to the requirements of such statute.
7. After full consideration by the Commissioners Court, including presentation of testimony and evidence at a public hearing as required by Chapter 382 of the Code, the Commissioners Court affirmatively finds that:
 - (a) the Petition conforms to the requirements of the Laws and that creation of the District under Chapter 382 of the Code;
 - (b) appointment of directors, and imposition of an ad valorem tax, sales and use tax, and hotel occupancy tax at a rate specified in this Order is beneficial and advisable to the County and in the County's best interest in order to fund public improvements and economic development programs and induce and incentivize economic development projects through the use of economic development agreements, grants and loans proposed for the District in lieu of assessments, through the issuance of bonds or other financing methods; and
 - (c) creation of the District will provide for the improvement and construction of transportation infrastructure, creation of single family housing as well as stimulate business and commercial activity and lead to job creation, and would serve the public purpose of economic development and, specifically, providing new jobs, expanding commercial development, construction of residential housing and improvement of roadways.

IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED BY THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, THAT:

Section 1. The Petition for creation of a public improvement district is in all respects granted, and a public improvement district is hereby created. The District shall be known as the "Briggs Ranch Special Improvement District," to be authorized by and to operate pursuant to the provisions of Chapter 382 of the Code; directors are hereby appointed and are named in this Order; and, subject to the approval of the qualified voters in the District, an ad valorem tax, sales and use tax, and hotel occupancy tax is hereby authorized to be imposed within the boundaries of the District, at the rate set forth in this Order, as prayed for in the Petition to fund the District's planned public improvements and economic development grants, by the issuance of bonds or other methods. Assessments may not be levied or imposed by the District's board of directors. Except as may be provided for herein, the Commissioners Court hereby delegates to the District, all of the powers granted to the County under §382 of the Code. In addition, the County hereby grants to the District the powers and duties of a road district and the power to construct and provide water,

Briggs Ranch Special Improvement District Order to Create

Page 3 of 24

STATE OF TEXAS COUNTY OF BEXAR
CERTIFIED COPY CERTIFICATE
The page to which this certificate is affixed may have been lawfully altered to reflect confidential personal information but in otherwise a full, true and correct copy of the original on file and of record in my office.
ATTESTED:

JAN 13 2021



LUCY ADAME-CLARK
COUNTY CLERK
BEXAR COUNTY, TEXAS

BY:

[Signature]
DEPUTY

COUSA - CITY CLERK
2022 JUL 11 PM02:33:05

wastewater and drainage facilities contingent upon consent from the City for such a grant of power. The District, upon approval from the Commissioners Court, is authorized to issue bonds for any District purpose secured by any District revenue.

Section 2. The District is required to obtain the approval of the County if it desires to increase the tax rate authorized in this Order. The District may not enter into, and the Commissioners Court does not give the District authority to execute, an Economic Development Agreement without first obtaining the approval of the Commissioners Court. The District may not enter into, and the Commissioners Court does not give the District authority to execute, any agreements to make a loan or grant of District proceeds without first obtaining the approval of the Commissioners Court. In addition, the District may not issue bonds, and the Commissioners Court does not give the District authority to issue bonds, without first obtaining the Commissioners Court approval.

Section 3. The District is created and organized under the terms and provisions of Article XVI, Section 59, Article III, Section 52; and Article III, Section 52a of the Constitution of the State of Texas, and Chapter 382, 380, 381 and 383 of the Code, as amended. The District may not exercise the powers granted by Article III, Section 52 unless the City grants approval for the District to exercise these powers.

Section 4. The District is expressly authorized to impose the taxes listed in this Order and except as conditioned herein, to use tax revenues if, as, and when collected to fund improvements, as defined in Chapter 372, 382, 380, 381 and 383 in the Code, in lieu of assessments and for the payment or repayment of the District's costs, by use of bond issuances or other means, to manage economic development projects, and to make grants and loans of public money to promote state and local economic development and to stimulate investment of private capital, business and commercial activity in the District, and job creation in the District and Bexar County, subject to the approval of the voters within the District.

Section 5. Upon calling for an election by the District, the District will be permitted to negotiate and enter into an agreement to conduct a joint election with the County in order to facilitate the orderly conduct of the District's confirmation, tax and bond election, which may be held May 1, 2021, or on another uniform election date. The District's qualified voters shall cast their ballots for or against the District and its proposed taxes, economic development agreement authority, and bonds at a regular Bexar County polling place because no public building will exist within the District at the time of such election. Bexar County agrees to enter into an agreement to conduct a joint election pursuant to Chapter 271 of the Texas Election Code, and will negotiate the terms of such election with the District's Board of Directors.

Section 6. As a condition of the Commissioners Court to create the District, the Commissioners Court may require the District to prepare an annual report to be presented to the Commissioners Court on the status of District improvements and services, including the compliance with negotiated terms and conditions in any economic development agreement. In addition, on the request of the Commissioners Court, quarterly reports shall be made to the County's SMWBE Advisory Committee and Program Office regarding all District expenditures to specifically include the efforts made in regards to outreach, solicitation and awards to certified

STATE OF TEXAS COUNTY OF BEXAR
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ATTESTED:

JAN 13 2021



LUCY ADAME-CLARK
COUNTY CLERK
BEXAR COUNTY, TEXAS

BY:

DEPUTY

2022 JUL 11 PM02:33:10
COSA - CITY CLERK

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2022 JUL 11 PM 02:38:15

small, minority and women-owned businesses on contracted work opportunities within the District.

Section 7. The Directors nominated in the Petition are hereby appointed, and shall serve staggered two (2) year terms as set forth in Chapter 382 of the Code. The directors listed below are hereby appointed:

1. Julie Rodriguez
2. Yvonne Delatorre
3. Raquel Davila
4. Kim Keener
5. Kelty Bishop
6. Jill Strauss
7. Juan Solis III

The aforementioned Directors shall qualify for office by providing the bond and taking the oath of office provided by law. Thereafter, the Board of Directors shall organize as soon as reasonably possible. The District shall provide for any compensation required under Chapter 382 of the Code to the Board of Directors from the District's proceeds.

Section 8. Subject to the approval of the qualified voters in the District, the taxes that are hereby authorized to be levied and imposed within the District and the rates at which they are authorized to be imposed are as follows:

- Ad Valorem Tax: \$0.558270 per \$100 valuation, subject to applicable state and local ad valorem tax requirements
- Sales and Use Tax: 2% per taxable sale, subject to the state and local sales and use tax rates in the District
- Hotel Occupancy Tax: 9% or the rate imposed by the City of San Antonio, whichever is greater

Section 9. The District's boundaries are described in a legal description described in metes and bounds in Exhibit "A" attached hereto and incorporated herein for all purposes.

A certified copy of this Order shall be filed with the County Clerk of Bexar County, Texas, and recorded in a book kept for that purpose, and a certified copy shall be provided to the District. In addition, a certified copy of this Order shall be filed in the Real Property Records of Bexar County.

(Remainder of page intentionally left blank - signatures on next page)

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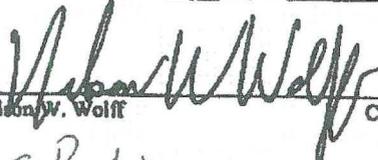


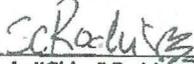
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BEXAR COUNTY, TEXAS

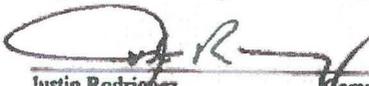
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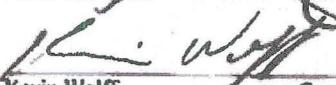
PASSED, ADOPTED, ORDERED AND EFFECTIVE this 15 day of December, 2020.

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2022 JUL 11 PM02:33:20


Nelson W. Wolff County Judge


Sergio "Chico" Rodriguez Commissioner, Precinct 1


Justin Rodriguez Commissioner, Precinct 2


Kevin Wolff Commissioner, Precinct 3


Tommy Calver Commissioner, Precinct 4

ATTEST:


Lucy Adame-Clark, County Clerk

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COUNTY CLERK
BEXAR COUNTY, TEXAS

BY: 
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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 Manual 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 1/4, 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 1/4, Abstract 992 in County Block 4325, and the S.C. Craig Survey No. 13 1/4, 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 610.18 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°16'45" W, a distance of 501.67 feet to a point.

806 Five Bridges 8401 E. First Street, Suite 100
San Antonio, Texas 78213
Transportation | Water Resources | Land Development | Surveying | Environmental
2000 AV Loop 410 San Antonio, TX 78213 | 210.375.9000 | www.Pape-Dawson.com

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COUNTY CLERK
BEXAR COUNTY, TEXAS
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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, L.L.C. 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 482.47 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;

$N 37^{\circ}42'17'' W$, a distance of 364.25 feet to a point;

$N 38^{\circ}59'49'' W$, a distance of 353.34 feet to a point;

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



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COUNTY CLERK
BEXAR COUNTY, TEXAS

BY:

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DEPUTY

Briggs Ranch PID
Job No. 11412.02
Page 3 of 16

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2022 JUL 11 PM 02:33:42

N 35°36'23" W, a distance of 420.91 feet to a point;
N 15°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 43°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 L.L.C. 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°48'59" W, with the northeast line of said Briggs 15-2015 tract, a distance of 891.15 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 Timestore Partners, L.L.C. recorded in Volume 15100, Page 2328 of said Official Public Records, on a southwest line of said called 331.9 acre tract.

PAPER-DAWSON
ENGINEERS

Briggs Ranch Special Improvement District - Order to Create

Page 10 of 24

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JAN 13 2021



LUCY ADAME-CLARK
COUNTY CLERK
BEXAR COUNTY, TEXAS

BY:

DEPUTY

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Briggs Ranch MID
Job No: 11412.02
Page 4 of 16

THIRN'W. With the northeast line of said Brass Timeshare Partners tract and a southwest line of said called 311.9 acre tract, the following bearings and distances:

Northwesterly, along a non-tangent curve to the right, said curve having a radius of 483.00 feet, a central angle of 04°02'45", a chord bearing and distance of N 55°10'38" W, 34.24 feet, for an arc length of 34.25 feet to a point,

to S3°10'02" W, a distance of 412.36 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°32'04", a chord bearing and distance of N 56°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 Map Records, a west corner of said called 311.9 acre tract, and the southeast terminus of said Briggs Ranch;

THENCb. 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°37'30", a chord bearing and distance of N 64°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°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°05'29", a chord bearing and distance of S 83°22'29" W, 1118.19 feet, for an arc length of 1165.82 feet to a point;

S 54°49'44" W, a distance of 24.56 feet to a point;

S 49°17'09" W, a distance of 134.58 feet to a point;

S 54°49'44" W, a distance of 99.72 feet to a point.



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JAN 13 2021



LUCY ADAMS CLARK
COUNTY CLERK
BEKAR COUNTY, TEXAS

BY:

[Signature]
DEPUTY

Briggs Ranch PID
Job No. 11412-02
Page 5 of 16

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2022 JUL 11 PM 07:34:01

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°23'11" 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 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, L.L.C. recorded in Volume 13882, Page 1351 of said Official Public Records;

**PAPE-DAWSON
ENGINEERS**

STATE OF TEXAS COUNTY OF BEKAR
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COUNTY CLERK
BEXAR COUNTY, TEXAS

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DEPUTY

Briggs Ranch PID
Job No. 11412-02
Page 6 of 16

2022 JUL 11 PM 09:34:05
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TIP-NCB: 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°30'57" 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 11°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;

PAPER-BAWSON
ENGINEERS

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COUNTY CLERK
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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, 67.54 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°13'59", 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°00'51" W, a distance of 411.13 feet to the easternmost northwest corner of said 62.4 acre tract and the easternmost 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;



STATE OF TEXAS COUNTY OF BEXAR
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COUNTY CLERK
BEXAR COUNTY, TEXAS

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Briggs Ranch MD
Job No. 11412-02
Page 8 of 16

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N 49°05'12" 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;

TRUNCE: 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 03°39'17" E, a distance of 211.95 feet to a point;

S 29°16'33" E, a distance of 185.70 feet to a point;

S 81°16'55" E, a distance of 14.90 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;

TRUNCE: 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;

TRUNCE: With a southeast line of said called 62.4 acre tract and the north right of way line of said Mansions 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 21°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,



STATE OF TEXAS COUNTY OF BEAR
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COUNTY CLERK
BEXAR COUNTY, TEXAS

BY:

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Southwesterly, along a reverse curve to the left, said curve having a radius of 55.00 feet, a central angle of 240°26'31", a chord bearing and distance of S 65°30'24" W, 95.05 feet, for an arc length of 230.81 feet to a to the southwest 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°15'22", a chord bearing and distance of N 72°38'57" W, 988.43 feet, for an arc length of 999.27 feet to a point;

N 87°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°07'06", a chord bearing and distance of S 83°09'49" W, 982.11 feet, for an arc length of 986.68 feet to a point.

S 73°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°23'05" W, a distance of 332.79 feet to a point;

N 00°23'28" W a distance of 992.00 feet to a point,

N 07°49'14" E, a distance of 349.59 feet to a point,

N 00°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°9'22", a chord bearing and distance of N 00°28'09" W, 8.49 feet, for an arc length of 8.49 feet to a point;



STATE OF TEXAS COUNTY OF BEXAR
CERTIFIED COPY CERTIFICATE
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ATTESTED:

JAN 13 2021



LUCY ADAME-CLARK
COUNTY CLERK
BEXAR COUNTY, TEXAS

BY: [Signature]
DEPUTY

COSA - CITY CLERK
2022 JUL 11 PM 02:34:29

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 01°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°51'40" 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°21'27" 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°17'08" E, a distance of 134.58 feet to a point;

N 51°49'44" E, a distance of 24.61 feet to a point;



STATE OF TEXAS COUNTY OF BEAR
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ATTESTED:

JAN 13 2021



LUCY ADAMS-LARK
COUNTY CLERK
BEXAR COUNTY, TEXAS

BY:

DEPUTY

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Northeasterly, along a tangent curve to the right, said curve having a radius of 1171.00 feet, a central angle of 57°12'26", a chord bearing and distance of N 83°23'37" E, 1121.22 feet, for an arc length of 1169.19 feet to a point;

S 66°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°30'49", a chord bearing and distance of S 64°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°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°31'59", a chord bearing and distance of S 56°55'21" E, 161.61 feet, for an arc length of 161.73 feet to a point;

S 53°09'20" E, a distance of 334.43 feet to a point;
N 76°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°02'04" E, a distance of 421.89 feet to a point;

N 54°04'09" E, a distance of 1072.90 feet to a point,

N 81°17'43" E, a distance of 210.04 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 1542 of the Plat Records of Bexar County, Texas, and a north corner of said called 331.9 acre tract,



STATE OF TEXAS COUNTY OF BEXAR
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ATTESTED

JAN 13 2021



LUCY ADAME-CLARK
COUNTY CLERK
BEXAR COUNTY, TEXAS

BY:

[Signature]
DEPUTY

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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;



STATE OF TEXAS COUNTY OF BEXAR
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ATTESTED:

JAN 13 2021

LUCY ADAME-CLARK
COUNTY CLERK
BEXAR COUNTY, TEXAS
BY: 
DEPUTY

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2022 JUL 11 PM 02:34:48

- 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 23°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 southeast 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 15820, 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°24'01" 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 265.34 feet to a point;
- S 39°26'01" E, a distance of 144.67 feet to a point;



STATE OF TEXAS COUNTY OF BEXAR
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ATTESTED:

JAN 13 2021

 LUCY ADAME-CLARK
COUNTY CLERK
BEXAR COUNTY, TEXAS
BY: 
DEPUTY

Briggs Ranch PSD
Job No.: 11412-01
Page 14 of 16

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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-Aguino tract, and the southwest corner of a 31.027 acre tract described in deed to Three Encino Crossing, L.P.D. recorded in Volume 18720, Page 294 of said Official Public Records,

11) (ENCE): 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.

12) (ENCE): 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 274.18 feet to a point;



STATE OF TEXAS COUNTY OF BEAR
CERTIFIED COPY CERTIFICATE
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ATTESTED:

JAN 13 2021



LUCY ADAME-CLARK
COUNTY CLERK
BEXAR COUNTY, TEXAS

BY:

[Signature]
DEPUTY

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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 9536, 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 southeast 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 15548, 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;



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ATTESTED:

JAN 13 2021



LUCY ADAME-CLARK
COUNTY CLERK
BEXAR COUNTY, TEXAS

BY: E. Smith
DEPUTY

Briggs Ranch PSD
Job No.: 11412-02
Page 16 of 16

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2022 JUL 11 PM 02:35:02

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

S 00°50'27" R, a distance of 224.96 feet to a northeast corner of said called 487.6 acre tract and the southwest corner of said 182.240 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: Papo-Dawson Engineers, Inc.
DATE: November 21, 2019
JOB NO: 11412-02
DOC ID: N:\CIVIL\11412-02\Word\11412-02-191_866.977 AC_Rev01.docx



STATE OF TEXAS COUNTY OF BEXAR
CERTIFIED COPY CERT. C. 12
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ATTESTED

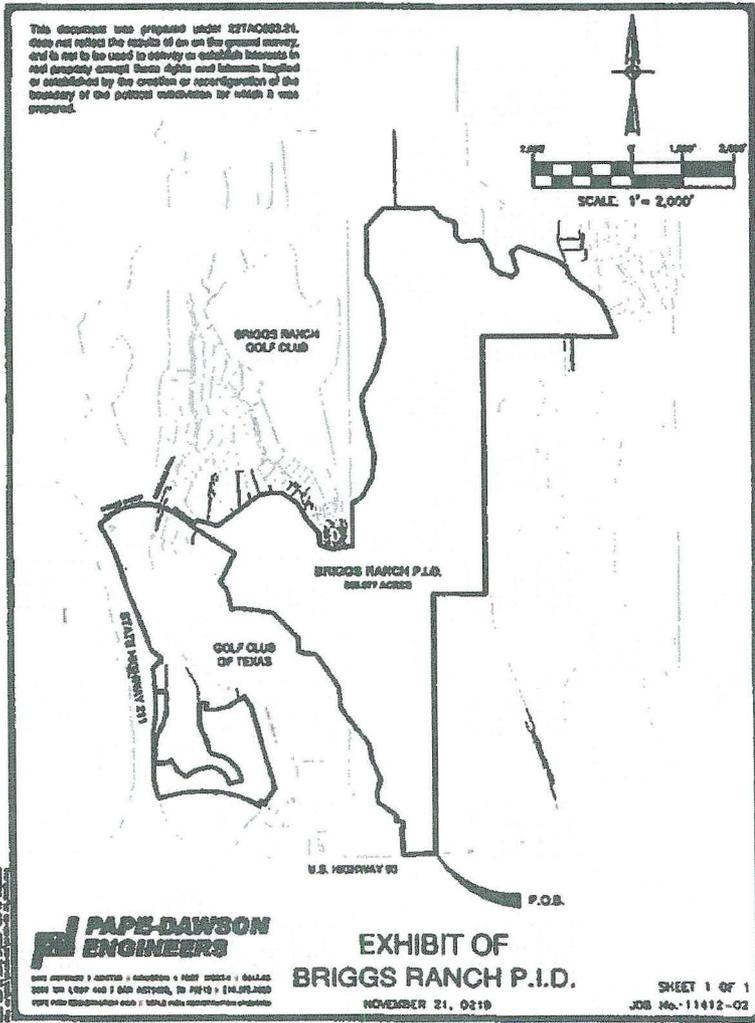
JAN 13 2021



LUCY ADAME CLARK
COUNTY CLERK
BEXAR COUNTY, TEXAS

BY:

[Signature]
DEPUTY



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STATE OF TEXAS COUNTY OF BEXAR
 CERTIFIED COPY CERTIFICATE
 The page to which this certificate is affixed may have been furnished in order to protect confidential personal information but is otherwise a true, true and correct copy of the original on file and of record in my office.
 ATTESTED

JAN 13 2021

LUCY ADAMS
 COUNTY CLERK
 BEXAR COUNTY TEXAS

BY: *[Signature]*
 DEPUTY

LUCY ADAME-CLARK

COUNTY CLERK



BEXAR COUNTY

BEXAR COUNTY COURTHOUSE
100 DOLOROSA, SUITE 104
SAN ANTONIO, TEXAS 78205

CERTIFICATE

STATE OF TEXAS §

COUNTY OF BEXAR §

I, LUCY ADAME-CLARK, County Clerk, and Ex-Officio Clerk of the Commissioners Court of Bexar County, Texas, do hereby certify that the above and foregoing is a true and correct copy of the Original Order(s) passed by the Commissioners Court on the 15 day of December, A.D., 20 20, as the same appears of Record in my office in the Minutes of Commissioners Court of Bexar County, Texas.

IN TESTIMONY WHEREOF, witness my hand and Official Seal of Office in the City of San Antonio, County of Bexar on this the 13 day of January A.D., 20 21.



LUCY ADAME-CLARK
COUNTY CLERK AND EX-OFFICIO CLERK
OF COMMISSIONERS COURT OF
BEXAR COUNTY, TEXAS

BY: Elizabeth Small
Deputy County Clerk



EXHIBIT "B"
FIELD NOTES AND SURVEY OF THE SUBJECT PROPERTY

FIELD NOTES

FOR

A 14.182 acre, or 617,747 square feet more or less, tract of land being a portion of that certain called 186.734 acre tract (Site 1) of land situated in the S.C. Craig Survey No. 13 ¼, Abstract No. 1077, County Block 4345, the Clementine Bundick Survey No. 13 ½, Abstract No. 992, County Block 4325 and the T. A. Cook Survey No. 65 ¼, Abstract No. 1076, County Block 4342, Bexar County, Texas, a portion of that certain called 56.862 acre tract (Site 2) of land situate in the S.C. Craig Survey No. 13 ¼, Abstract No. 1077, County Block 4345, the Clementine Bundick Survey No. 13 ½, Abstract No. 992, County Block 4325, Bexar County, Texas and a portion of the certain called 42.468 acre Save and Except tract of land, called Tract 4, in the Foreclosure Sale Deed recorded in Volume 14682, Pages 763-782, Document No. 20100184337 of the Official Public Records of Bexar County, Texas. Said 14.182 acre tract being more fully described as follows, with bearings based on the North American Datum of 1983 (CORS 1996), from the Texas Coordinate System established for the South Central Zone:

BEGINNING: At a found ½" iron rod with a yellow cap marked "Pape-Dawson", on the east right-of-way line of State Highway Number 211, a variable width right-of-way, a southwest corner of a 236.4 acre tract recorded in Volume 8725, Pages 38-51 of the Official Public Records of Real Property of Bexar County, Texas, the northwest corner of said 56.862 acre tract;

THENCE: Along and with the southwest line of said 236.4 acre tract, the north and northeast lines of said 56.862 acre tract, the following calls and distances:

N 89°52'13" E, a distance of 456.51 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

S 49°31'04" E, a distance of 1003.23 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

S 78°57'23" E, a distance of 370.27 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

S 03°44'26" E, a distance of 234.71 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson", on a north line of a 62.394 acre tract recorded in Volume 17108, Pages 282 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: Along and with a north line of said 62.394 acre tract, the following calls and distances:

S 63°38'49" W, a distance of 3.82 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

S 47°30'31" W, a distance of 30.89 feet to a found iron rod with a yellow cap marked "Pape-Dawson";

S 55°09'43" W, a distance of 137.53 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

S 76°55'53" W, a distance of 224.04 feet to a found ½" iron rod;

S 87°22'16" W, a distance of 227.88 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

N 03°16'18" W, a distance of 106.10 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

N 14°25'32" E, a distance of 24.75 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

S 90°00'00" W, a distance of 133.35 feet to a found ½" iron rod, on the east line of a called 42.468 acre tract of land described in Foreclosure Sale Deed recorded in Volume 13882, Page 1351, of the Official Public Records of Bexar County, Texas;

THENCE: Along and with the east line of said 42.468 acre tract of land, the following calls and distances:

N 00°00'54" W, a distance of 56.30 feet to a found ½" iron rod with a cap marked "HollyHills Design RPLS 2099";

S 89°59'36" W, a distance of 17.48 feet to a found ½" iron rod with a cap marked "HollyHills Design RPLS 2099";

N 00°00'24" W a distance of 285.60 feet to a found ½" iron rod with a cap marked "HollyHills Design RPLS 2099", a point of non-tangent curvature;

THENCE: Along and with a northeast line of said 42.468 acre tract of land, the following calls and distances:

Northwesterly, along said non-tangent curve to the right, said curve having a radial bearing of N 51°14'50" E, a radius of 704.00 feet, a central angle of 07°40'06", a chord bearing and distance of N 34°54'48" W, 94.15 feet, for an arc length of 94.22 feet to a found ½" iron rod with a cap marked "HollyHills Design RPLS 2099", a point of tangency;

N 31°07'08" W, a distance of 374.12 feet to a found ½" iron rod with a cap marked "HollyHills Design RPLS 2099", a point of non-tangent curvature;

Northwesterly, along said non-tangent curve to the left, said curve having a radial bearing of S 58°54'51" W, a radius of 41.00 feet, a central angle of 73°59'47", a chord bearing and distance of N 68°41'57" W, 49.35 feet, for an arc length of 52.95 feet to a found ½" iron rod with a cap marked "Hollyhills Design RPLS 2099", a point of non-tangency;

S 74°12'32" W, at a distance of 89.0 feet passing a northeast line of the aforementioned 186.734 acre tract, the southwest line of said 56.862 acre tract, continuing along and with the northeast line of said 42.468 acre tract, for a total distance of 106.00 feet to a found ½" iron rod with a cap marked "Hollyhills Design RPLS 2099";

THENCE: N 15°44'01" W, along and with the northeast line of said 42.468 acre Save and Except tract of land, over and across said 186.734 acre tract, at a distance of 35.7 feet passing the southwest line of said 56.862 acre tract, the northeast line of said 186.734 acre tract, continuing along and with the northeast line of said 42.468 acre Save and Except tract of land, over and across said 56.862 acre tract, for a total distance of 147.23 feet to a found ½" iron rod with a cap marked "Hollyhills Design RPLS 2099", the northeast corner of said 42.468 acre Save and Except tract of land;

THENCE: S 74°09'08" W, along and with the north line of said 42.468 acre tract of land, a distance of 96.09 feet to a found ½" iron rod with a cap marked "Hollyhills Design RPLS 2099", a point of non-tangent curvature;

THENCE: Along and with the north line of said 42.468 acre tract of land, the following calls and distances:

Southwesterly, along said non-tangent curve to the left, said curve having a radial bearing of S 15°46'56" E, a radius of 13.00 feet, a central angle of 55°34'11", a chord bearing and distance of S 46°25'58" W, 12.12 feet, for an arc length of 12.61 feet to a found ½" iron rod with a cap marked "Hollyhills Design RPLS 2099", a point of non-tangent reverse curvature;

Southwesterly, along said non-tangent curve to the right, said curve having a radial bearing of N 71°20'27" W, a radius of 86.02 feet, a central angle of 101°14'47", a chord bearing and distance of S 69°21'13" W, 132.99 feet, for an arc length of 152.01 feet to a found ½" iron rod with a cap marked "Hollyhills Design RPLS 2099", the northwest corner of said 42.468 acre tract, a point of non-tangency;

THENCE: S 00°00'59" E (S 00°00'23" E by Deed Volume 14682, Pages 763-782, Official Public Records of Bexar County, Texas (Tract 4), along and with the west line of said 42.468 acre tract of land, a distance of 562.10 feet to a found ½" iron rod, on a north line of the aforementioned 509.7 acre tract;

12361-00
14.182 Acre Tract
January 26, 2021
Page 4 of 4

THENCE: S 89°57'01" W, departing the west line of said 42.468 acre tract of land, along and with a north line of said 62.394 acre tract, a distance of 222.64 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson", on the east right-of-way line of the aforementioned State Highway Number 211, a point of non-tangent curvature;

THENCE: Along and with the east right-of-way line of said State Highway Number 211, the west line of said 186.734 acre tract, the following calls and distances:

Northwesterly, along a non-tangent curve to the left, said curve having a radial bearing of S 89°26'22" W, a radius of 3114.79 feet, a central angle of 08°20'56", a chord bearing and distance of N 04°45'21" W, 453.48 feet, for an arc length of 463.39 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson", a point of non-tangency;

N 39°21'45" E, a distance of 165.24 feet to a found Texas Department of Transportation highway monument (Type III);

S 89°53'53" E, a distance of 45.47 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

N 00°09'35" W, a distance of 110.54 feet to a found Texas Department of Transportation highway monument (Type III);

THENCE: N 52°18'18" W, a distance of 115.74 feet to the POINT OF BEGINNING and containing 14.182 acres in Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey map prepared under Job Number 9078-13 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: March 03, 2021
REVISED: March 29, 2021
REVISED: August 4, 2021
JOB No.: 12361-00
DOC.ID.: N:\CIVIL\12361-00\Word\12361-00 14.182 ac.docx



FIELD NOTES

FOR

A 42.471 acre, or 1,850,036 square feet more or less, tract of land being a portion of a 56.862 acre tract of land, described as "Site 2" in a Foreclosure Sale Deed conveyed to Major Magic Holdings, L.P., and recorded in Volume 14682, Page(s) 763-782, of the Real Property Records of Bexar County, Texas, and a portion of a 186.734 acre tract of land, described as "Site 2" in a Foreclosure Sale Deed conveyed to Major Magic Holdings, L.P., and recorded in Volume 14962, Page(s), 763-782, of the Real Property Records of Bexar County, Texas, out of the S. C. Craig Survey Number 13 ¾, Abstract 1077 and the C. Bundick Survey Number 13 ½, Abstract 992, of the City of San Antonio, Bexar County, Texas Said 42.468 acre tract, described as Tract I in that certain Foreclosure Sale Deed recorded in Volume 13882, Page 135, of the Official Public Records of Bexar County, Texas, and being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

BEGINNING: At a found 1/2" iron rod the northwest corner of a 62.4 acre tract of land conveyed to Convergence Brass, LLC, recorded in Volume 17108, Page 282, of the Official Public Records of Bexar County, Texas, same point being a southwest corner of a 14.182 acre tract of conveyed to Major Magic Holdings, LP, recorded in Volume 14682, Page 763, of the Official Public Records of Bexar County, Texas, and for an angle point of the herein described tract;

THENCE: Along and with the west line of said 62.4 acre tract and the east line of the herein described tract, the following courses and distances:

S 00°00'54" E, a distance of 411.13 feet to a found iron rod with a cap stamped "Hollyhills Design RPLS 2099" for a point of curvature of the herein described tract;

Along a non-tangent curve to the left, said curve having a radius of 341.00 feet, a central angle of 28°33'56", a chord bearing and distance of S 14°18'12" E, 168.25 feet, for an arc length of 170.01 feet to a found iron rod with cap stamped "Hollyhills Design RPLS 2099" for a point of non-tangency of the herein described tract;

S 28°35'10" E, a distance of 99.34 feet to a found iron rod with cap stamped "Hollyhills Design RPLS 2099" for a point of curvature of the herein described tract;

12361-00
42.471 Acre Tract
March 03, 2021
Page 2 of 5

Along a tangent curve to the right, said curve having a radius of 811.00 feet, a central angle of $16^{\circ}02'01''$, a chord bearing and distance of $S 20^{\circ}34'10'' E$, 226.21 feet, for an arc length of 226.95 feet to a found iron rod with cap stamped "Hollyhills Design RPLS 2009", for a point of tangency of the herein described tract;

$S 12^{\circ}33'09'' E$, a distance of 98.44 feet to a found iron rod with cap stamped "Hollyhills Design RPLS 2099" for a point of curvature of the herein described tract;

Along a non-tangent curve to the left, said curve having a radius of 75.00 feet, a central angle of $71^{\circ}24'21''$, a chord bearing and distance of $S 48^{\circ}15'32'' E$, 87.54 feet, for an arc length of 93.47 feet to a found iron with cap stamped "Hollyhills Design RPLS 2099" for a point of reverse curve of the herein described tract;

Along a non-tangent curve to the right, said curve having a radius of 659.00 feet, a central angle of $71^{\circ}24'34''$, a chord bearing and distance of $S 48^{\circ}15'26'' E$, 769.19 feet, for an arc length of 821.33 feet to a found iron rod with cap stamped "Hollyhills Design RPLS 2099" for a point of tangency of the herein described tract;

$S 12^{\circ}33'09'' E$, a distance of 23.59 feet to a found iron rod with cap stamped "Hollyhills Design RPLS 2099" for an interior corner of said 62.4 acre tract and the southeast corner of the herein described tract;

$S 77^{\circ}26'51'' W$, along and with the north line of said 62.4 acre tract and the south line of the herein described tract, a distance of 270.00 feet to a found iron rod with a cap stamped "Hollyhills Design RPLS 2099" for an interior corner of said 62.4 acre tract and an exterior corner of the herein described tract;

THENCE: Along and with a north line of said 62.4 acre tract and the south line of the herein described tract the following courses and distances:

$N 12^{\circ}33'09'' W$, a distance of 23.59 feet to a set 1/2" iron rod with a cap stamped "Pape-Dawson" for a point of curvature of the herein described tract;

Along a tangent curve to the left, said curve having a radius of 389.00 feet, a central angle of $90^{\circ}00'00''$, a chord bearing and distance of $N 57^{\circ}33'09'' W$, 550.13 feet, for an arc length of 611.04 feet to a found iron rod with a cap stamped "Hollyhills Design RPLS 2009", a point of tangency of the herein described tract;

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42.471 Acre Tract
March 03, 2021
Page 3 of 5

S 77°26'51" W, a distance of 152.00 feet to a found iron rod with a cap stamped "Hollyhills Design RPLS 2099" for a point of curvature of the herein described tract;

Along a tangent curve to the left, said curve having a radius of 389.00 feet, a central angle of 40°43'32", a chord bearing and distance of S 57°05'04" W, 270.72 feet, for an arc length of 276.50 feet to a found iron rod with a cap stamped "Hollyhills Design RPLS 2099" for a point of tangency of the herein described tract;

N 57°33'09" W, a distance of 221.49 feet to a found iron rod with a cap stamped "Hollyhills Design RPLS 2099" for an angle point of the herein described tract;

N 31°25'52" W, a distance of 251.10 feet to a found iron rod with a cap stamped "Hollyhills Design RPLS 2099" for a point of curvature of the herein described tract;

Along a non-tangent curve to the right, said curve having a radius of 390.00 feet, a central angle of 31°00'58", a chord bearing and distance of S 74°04'34" W, 208.55 feet, for an arc length of 211.12 feet to a found iron rod with a cap stamped "Hollyhills Design RPLS 2099" for a point of non-tangency of the herein described tract;

S 89°35'03" W, a distance of 123.11 feet to a found 1/2" iron rod for an interior corner of said 62.4 acre tract and the southwest corner of the herein described tract;

THENCE:

Along and with the east line of said 62.4 acre tract and the west line of the herein described tract, the following courses and distances:

N 00°24'57" W, a distance of 277.08 feet to a found 1/2" iron rod for a point of curvature of the herein described tract;

Along a tangent curve to the right, said curve having a radius of 743.00 feet, a central angle of 28°15'50", a chord bearing and distance of N 13°43'02" E, 362.82 feet, for an arc length of 366.52 feet to a point of tangency of the herein described tract;

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42.471 Acre Tract
March 03, 2021
Page 4 of 5

N 27°50'57" E, a distance of 165.88 feet to a found iron rod with a cap stamped "Hollyhills Design RPLS 2009", for a point of curvature of the herein described tract;

Along a tangent curve to the left, said curve having a radius of 657.00 feet, a central angle of 27°52'06", a chord bearing and distance of N 13°54'55" E, 316.42 feet, for an arc length of 319.56 feet to an iron rod for a point of tangency of the herein described tract;

N 00°02'36" E, a distance of 181.20 feet to a found 1/2" iron rod, a northeast corner of the said 62.4 acre tract, a southeast corner of a 14.182 acre tract of land conveyed to Major Magic Holdings L.P., recorded in Volume 14682, Page 763, of the Official Public Records of Bexar County, Texas, and an angle point of the herein described tract;

N 00°00'59" W, a distance of 732.52 feet to a found iron rod with a cap stamped "Hollyhills Design RPLS 2099" for an interior corner of the said 14.182 acre tract and the northwest corner and a point of curvature of the herein described tract;

THENCE:

Along and with a south line of said 14.182 acre tract and the north line of the herein described tract, the following courses and distances:

Along a non-tangent curve to the left, said curve having a radius of 86.02 feet, a central angle of 101°14'47", a chord bearing and distance of N 69°21'13" E, 132.99 feet, for an arc length of 152.01 feet to a found iron rod with a cap stamped "Hollyhills Design RPLS 2099" for a point of reverse curve of the herein described tract;

Along a non-tangent curve to the right, said curve having a radius of 13.00 feet, a central angle of 55°34'11", a chord bearing and distance of N 46°25'58" E, 12.12 feet, for an arc length of 12.61 feet to a found iron rod with a cap stamped "Hollyhills Design RPLS 2099" for the point of non-tangency of the herein described tract;

N 74°09'08" E, a distance of 96.09 feet to a found iron rod with a cap stamped "Hollyhills Design RPLS 2099" the north corner of the herein described tract;

S 15°44'10" E, a distance of 147.23 feet to a found iron rod with a plastic cap stamped "Hollyhills Design RPLS 2099" for an angle point of the herein described tract;

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42.471 Acre Tract
March 03, 2021
Page 5 of 5

N 74°12'52" E, a distance of 106.00 feet to a set 1/2" iron rod with a cap stamped "Pape-Dawson" for the point of curvature of the herein described tract;

THENCE: Along and with a southwest line of said 14.182 acre tract and the northeast line of the herein described tract, the following courses and distances:

Along a non-tangent curve to the right, said curve having a radius of 41.00 feet, a central angle of 73°59'47", a chord bearing and distance of S 68°41'57" E, 49.35 feet, for an arc length of 52.95 feet to a found 1/2" iron rod, the point of non-tangency of the herein described tract;

S 31°07'08" E, a distance of 374.12 feet to a found iron rod with a cap stamped "Hollyhills Design RPLS 2099" for a point of curvature of the herein described tract;

Southeasterly, along said non-tangent curve to the right, said curve having a radial bearing of N 51°14'50" E, a radius of 704.00 feet, a central angle of 07°40'06", a chord bearing and distance of S 34°54'48" E, 94.15 feet, for an arc length of 94.22 feet to a found 1/2" iron rod with a cap marked "HollyHills Design RPLS 2099", a point of tangency;

S 00°00'24" E, a distance of 285.60 feet to found iron rod with a cap stamped "Hollyhills Design RPLS 2099" for an angle point of the herein described tract;

N 89°59'36" E, a distance of 17.48 feet to a found iron rod with a cap stamped "Hollyhills Design RPLS 2099" for an exterior corner of the herein described tract;

THENCE: S 00°00'54" E, a distance of 56.30 feet to the POINT OF BEGINNING and containing 42.471 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with a survey made on the ground and a survey map prepared under job number 12361-00 by Pape Dawson Engineers, Inc.

PREPARED BY: Pape Dawson Engineers, Inc.
DATE: March 05, 2021
REVISED: March 29, 2021
August 4, 2021
August 17, 2021
JOB NO. 12361-00
DOC. ID. N:\CIVIL\12361-00\Word\12361-00 42.468 ac.docx



**PAPE-DAWSON
ENGINEERS**



EXHIBIT "C"
PETITIONERS SWORN STATEMENT

**EXHIBIT
C**

**SWORN AFFIDAVIT OF FEE SIMPLE OWNER OF REAL PROPERTY REQUESTING
EXPANSION OF THE BRIGGS RANCH SPECIAL IMPROVEMENT DISTRICT, AND
CONSENTING TO INCLUSION OF CERTAIN PROPERTY THEREIN**

Pulte Homes of Texas, L.P., a Texas limited partnership (hereinafter "Owner") hereby affirms that they are the fee simple owner of real property located in Bexar County. Owner requests the expansion of the Briggs Ranch Special Improvement District ("District") boundaries and consents to the inclusion of real property within its boundaries. The description of the real property owned by Owners, and which Owners wish to include within the District is attached as Exhibit "B" to the Petition for consent to the expansion of the District.

By the signatures below, Owners verify, for purposes of Chapter 382 of the Texas Local Government Code that they are the owners of taxable real property described in Exhibit "B" to the Petition for consent to the expansion of the District representing more than fifty-percent (50%) of the appraised value of taxable real property within the proposed District, and that they constitute more than fifty-percent (50%) of all record owners of property proposed to be added to the existing District or that they own taxable real property that constitutes more than fifty-percent (50%) of the area of all taxable real property proposed to be added to the District.

-Signature(s) on the Following Page(s)-

OWNER:

PULTE HOMES OF TEXAS, L.P.,
a Texas limited partnership

By: *Sam Miller*
Name: SEAN MILLER
Title: VP of Ind Acquisition

ACKNOWLEDGEMENT

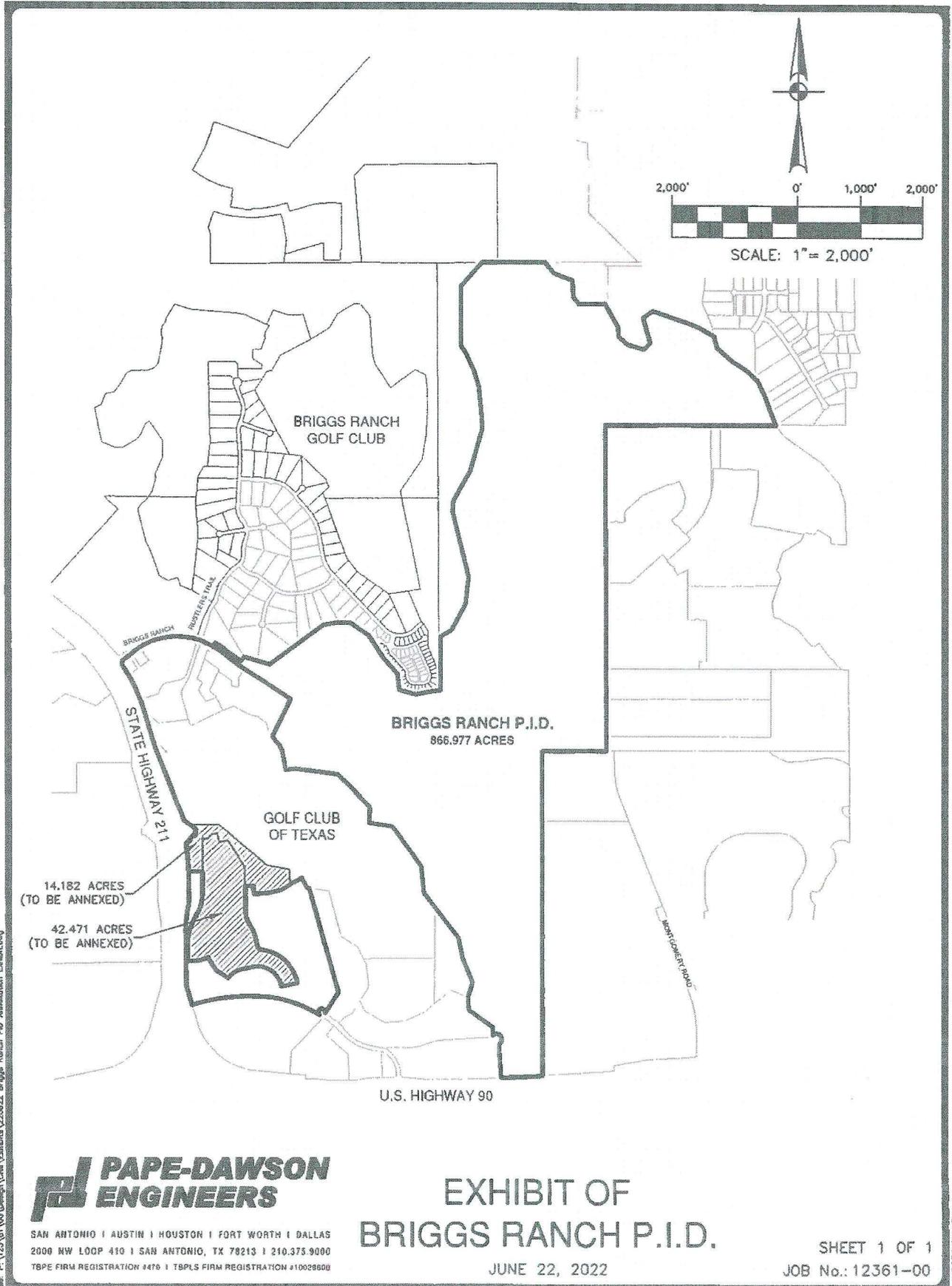
STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This instrument was acknowledged before me on the 15 day of February, 2022 by Sam Miller, on behalf of Pulte Homes of Texas, L.P., a Texas limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes therein expressed, on behalf of said company, in the capacity therein stated.

Jennifer L. Gonzales
Notary Public State of Texas
Printed Name of Notary: Jennifer L. Gonzales
Commission Expiration: 06-15-25



EXHIBIT "2"
BRIGGS RANCH SPECIAL IMPROVEMENT DISTRICT EXPANSION LAYOUT



Date: Jun 27, 2022, 3:29pm, User ID: Admin
 File: P:\23\100\Design\Civil\230622_Briggs_Ranch_PID_Administration_Exhibit.dwg



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2000 NW LOOP 450 | SAN ANTONIO, TX 78213 | 210.375.9000
 TBPE FIRM REGISTRATION #476 | TBPLS FIRM REGISTRATION #10028608

EXHIBIT OF
BRIGGS RANCH P.I.D.
 JUNE 22, 2022

SHEET 1 OF 1
 JOB No.: 12361-00

REFERENCE:

EXHIBIT "3"
BRIGGS RANCH SPECIAL IMPROVEMENT DISTRICT EXPANSION SUMMARY AND
TIMELINE

KENNETH W. BROWN, AICP
DANIEL ORTIZ
JAMES MCKNIGHT

BROWN & ORTIZ, P.C.
ATTORNEYS AT LAW

CAROLINE McDONALD
KEVIN DEANDA
MATTHEW T. GILBERT

112 E. PECAN STREET
SUITE 1360
SAN ANTONIO, TEXAS 78205
TELEPHONE: 210.299.3704
FAX: 210.299.4731

PAUL M. JUAREZ
OF COUNSEL

**BRIGGS RANCH SPECIAL IMPROVEMENT DISTRICT EXPANSION
DRAFT TIMELINE**

Submit Petition Requesting Consent to Expansion of the Briggs Ranch PID to Bexar County <i>(provide electronic and hard copies of Petition to the City of San Antonio)</i>	April 14, 2022
Deadline to have Briggs Ranch Development Agreement finalized and all Exhibits to City	July 15, 2022
Planning Commission Meeting <i>(Briefing on proposed expansion of the Briggs Ranch PID)</i>	August 10, 2022
Planning Commission Meeting <i>(Hearing regarding proposed expansion of the Briggs Ranch PID)</i>	August 24, 2022
Deadline to Post Notice of Commissioners Court Hearing for Expansion of the Briggs Ranch PID in SA Express News and Mailed to Property Owners <i>TLGC 372.009(c) and (d)</i>	TBD
City of San Antonio Council Meeting <i>(adopt resolutions granting consent to the expansion of the Briggs Ranch PID and an Ordinance approving Development Agreement)</i>	October 6, 2022
County Meeting to consent to expansion of the Clearwater Creek PID	TBD
Clearwater Creek Board of Directors Meeting to Confirm Expansion of the Clearwater Creek PID boundaries	TBD

EXHIBIT "4"
BRIGGS RANCH SPECIAL IMPROVEMENT DISTRICT EXPANSION FINANCIAL
PROJECTIONS



BRIGGS RANCH PID 2021 ADDITION

OPINION OF PROBABLE CONSTRUCTION COST
SUMMARY

10/18/2021

I.	STREET AND DRAINAGE IMPROVEMENTS	\$3,397,445
II.	SANITARY SEWER COLLECTION SYSTEM	\$688,501
III.	WATER DISTRIBUTION SYSTEM	\$703,900
IV.	GAS, ELECTRIC, STREETLIGHTS, AND CONDUIT	\$772,690
V.	PLATTING & IMPACT FEES	\$189,583
VI.	ENGINEERING	\$554,600
VII.	CONTINGENCY (5%)	\$239,492.29
PROJECT TOTAL:		\$6,546,211

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: BRIGGS RANCH PID 2021 ADDITION
JOB NO.: 12361-00
DOC ID: P:\123\61\00\Excel\OPCs

<input checked="" type="checkbox"/>	NO DESIGN COMPLETED
<input type="checkbox"/>	PRELIMINARY DESIGN
<input type="checkbox"/>	FINAL DESIGN
<input type="checkbox"/>	OTHER



BRIGGS RANCH PID 2021 ADDITION

OPINION OF PROBABLE CONSTRUCTION COST

I. STREET AND DRAINAGE IMPROVEMENTS

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
STREET IMPROVEMENTS					
1.	Clearing	AC	51.4	\$2,200.00	\$113,058.00
2.	Excavation (Streets Only)	CY	22,003	\$3.50	\$77,009.63
3.	Embankment (Streets Only)	CY	10,001	\$2.50	\$25,003.13
4.	Grading	LOT	254	\$3,000.00	\$762,000.00
5.	Local A Street				
	a. 2" HMAC	SY	26,558	\$9.00	\$239,022.00
	b. 11" Flexible Base	SY	30,276	\$12.00	\$363,313.44
	c. 6" Lime Treated Subgrade	SY	30,276	\$6.00	\$181,656.72
6.	Local B Street				
	a. 3" HMAC	SY	5,644	\$14.00	\$79,022.22
	b. 16" Flexible Base	SY	6,209	\$16.00	\$99,342.22
	c. 6" Lime Treated Subgrade	SY	6,209	\$6.00	\$37,253.33
7.	4' Concrete Sidewalk	SY	279	\$45.00	\$12,573.00
8.	7" Concrete Curb	LF	15,869	\$9.00	\$142,817.85
9.	Barricade Post	EA	65	\$70.00	\$4,550.00
10.	Header Curb	LF	364	\$12.00	\$4,368.00
11.	Temporary Turnaround	EA	9	\$14,000.00	\$126,000.00
12.	Turn Lane	EA	7	\$50,000.00	\$350,000.00
13.	TPDES	LS	1	\$38,100.00	\$38,100.00
14.	Signage and Striping	LS	1	\$20,320.00	\$20,320.00
SUBTOTAL STREET IMPROVEMENTS:					\$2,675,409.54
DRAINAGE IMPROVEMENTS					
1.	Drainage Excavation	CY	3,810	\$3.50	\$13,335.00
2.	Place Drainage Excavation on Lots	CY	3,810	\$2.50	\$9,525.00
3.	24" RCP	LF	1,270	\$65.00	\$82,550.00
4.	36" RCP	LF	1,016	\$85.00	\$86,360.00
5.	48" RCP	LF	610	\$130.00	\$79,248.00
6.	5' Curb Inlet	EA	15	\$4,000.00	\$58,000.00
7.	5' Sidewalk Box	EA	15	\$5,000.00	\$72,500.00
8.	Pipe Railing	LF	73	\$61.00	\$4,422.50
9.	4'x4' Junction Box	EA	13	\$4,500.00	\$58,500.00
10.	5'x5' Junction Box	EA	12	\$4,000.00	\$48,000.00
11.	6'x6' Junction Box	EA	12	\$6,000.00	\$72,000.00
12.	6" Concrete Rip-Rap	SY	484	\$106.00	\$51,304.00
13.	Baffle Blocks	CY	27.5	\$2,100.00	\$57,750.00
14.	18" Rock Rubble	SY	242.0	\$60.00	\$14,520.00
15.	Revegetation	SY	9,677	\$1.00	\$9,677.40
16.	Trench Excavation Protection	LF	2,896	\$1.50	\$4,343.40
SUBTOTAL DRAINAGE IMPROVEMENTS:					\$722,035.30
TOTAL STREET AND DRAINAGE IMPROVEMENTS:					\$3,397,444.84

Transportation | Water Resources | Land Development | Surveying | Environmental

telephone: 210-375-9000 address: 2000 NW LOOP 410 SAN ANTONIO, TX 78213 website: PAPE-DAWSON.COM

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BRIGGS RANCH PID 2021 ADDITION

OPINION OF PROBABLE CONSTRUCTION COST

II. SANITARY SEWER SYSTEM

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
SANITARY SEWER IMPROVEMENTS					
1.	8" Sanitary Sewer Pipe (6-10 Feet)	LF	7,557	\$29.00	\$219,138.50
2.	Standard Manhole	EA	26	\$5,000.00	\$130,000.00
3.	Manhole Extra Depth	VF	78	\$375.00	\$29,250.00
4.	Vertical Stack	VF	78	\$130.00	\$10,140.00
5.	8" x 6" Wye	EA	252	\$88.00	\$22,176.00
6.	6" Sanitary Sewer Lateral	LF	8,890	\$24.00	\$213,360.00
7.	Tie into Existing Manhole	LS	13	\$3,300.00	\$42,900.00
8.	Trench Excavation Protection	LF	7,557	\$1.10	\$8,312.15
9.	Camera Testing	LF	7,557	\$1.75	\$13,223.88
TOTAL SANITARY SEWER IMPROVEMENTS:					\$688,500.53



BRIGGS RANCH PID 2021 ADDITION

OPINION OF PROBABLE CONSTRUCTION COST

III. WATER DISTRIBUTION SYSTEM

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
WATER DISTRIBUTION IMPROVEMENTS					
1.	8" PVC Waterline	LF	8,312	\$30.00	\$249,364.50
2.	Water Main Valves	LS	1	\$29,923.74	\$29,923.74
3.	Standard Fire Hydrant Assembly	EA	11	\$4,400.00	\$48,400.00
4.	Cast Iron Fittings	TON	10.39	\$3,500.00	\$36,365.66
5.	Single Service (Long)	EA	117	\$935.00	\$109,395.00
6.	Single Service (Short)	EA	137	\$550.00	\$75,350.00
7.	2" Blowoff (Temporary)	EA	13	\$3,850.00	\$50,050.00
8.	2" Blowoff (Permanent)	EA	13	\$2,750.00	\$35,750.00
9.	3/4" Irrigation Service	EA	1	\$745.00	\$745.00
10.	Hydrostatic Testing	LS	8.4	\$1,150.00	\$9,660.00
11.	Trench Excavation Protection	LF	8,312	\$0.95	\$7,896.54
12.	Cast Iron Meter Box	EA	255	\$200.00	\$51,000.00
TOTAL WATER DISTRIBUTION IMPROVEMENTS:					\$703,900.44

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BRIGGS RANCH PID 2021 ADDITION

OPINION OF PROBABLE CONSTRUCTION COST

IV. GAS, ELECTRIC, STREETLIGHTS, AND CONDUIT

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
GAS AND ELECTRIC					
1.	Gas and Electric	LOT	254	\$1,300.00	\$330,200.00
2.	CPS Conduit	LOT	254	\$850.00	\$215,900.00
3.	Overhead Electric Extension	LF	3,302	\$45.00	\$148,590.00
4.	Street Lights	EA	26	\$3,000.00	\$78,000.00
TOTAL GAS AND ELECTRIC					\$772,690.00

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BRIGGS RANCH PID 2021 ADDITION

OPINION OF PROBABLE COST

V. PLATTING AND IMPACT FEES

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
PLATTING FEES					
1.	Base Fee (City)	LS	1	\$625.00	\$625.00
2.	Base Fee (County)	LS	1	\$450.00	\$450.00
3.	Lot Fee (City)	Lot	254	\$80.00	\$20,320.00
4.	Lot Fee (County)	Lot	254	\$46.21	\$11,737.34
5.	Recording Fee	Sheet	2	\$82.00	\$164.00
6.	Handling Fee	LS	1	\$50.00	\$50.00
7.	Parks and Rec Fee (Residential)	LS	1	\$175.00	\$175.00
8.	Planning Department	LS	1	\$275.00	\$275.00
9.	Complete Filing Fee	LS	1	\$250.00	\$250.00
10.	Tree Affidavit Base Fees	LS	1	\$100.00	\$100.00
11.	Tree Affidavit and Canopy Fees	AC	57.0	\$100.00	\$5,700.00
12.	Bexar County Water Quality Permit	LS	1	\$500.00	\$500.00
SUBTOTAL PLATTING FEES:					\$40,346.34
IMPACT FEES					
1.	Drainage Impact Fee	SF	994,910	\$0.15	\$149,236.56
SUBTOTAL IMPACT FEES:					\$149,236.56
TOTAL PLATTING AND IMPACT FEES:					\$189,582.90

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telephone: 210-375-9000 address: 2000 NW LOOP 410 SAN ANTONIO, TX 78213 website: PAPE-DAWSON.COM

San Antonio | Austin | Houston | Fort Worth | Dallas Texas Engineering Firm #470 Texas Surveying Firm #10028800