

RESOLUTION

GRANTING THE CITY OF SAN ANTONIO’S CONSENT TO THE CREATION BY BEXAR COUNTY OF A PUBLIC IMPROVEMENT DISTRICT, TO BE NAMED THE BRIGGS RANCH II SPECIAL IMPROVEMENT DISTRICT, GENERALLY LOCATED SOUTH OF POTRANCO ROAD, NORTH OF HIGHWAY 90 AND EAST OF THE FUTURE HIGHWAY 211 EXPANSION, IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS; AND ESTABLISHING CONDITIONS WITH RESPECT THEREO.

* * * * *

WHEREAS, Briggs Ranch Management, LLC., (“Owner”) owns approximately 384.353 acres of land, referred to as Briggs Ranch II Project, generally located South of Potranco Road, North of Highway 90 and East of the future Highway 211 expansion, within the Extra-Territorial Jurisdiction (“ETJ”) of the City of San Antonio (“City”), more particularly described and depicted in **Exhibit “1”** to **Attachment “A”** attached hereto and incorporated herein for all purpose; and

WHEREAS, on May 14, 2021, the Owner filed a petition with Bexar County (the “County”) to create a Public Improvement District (“PID” or “District”) which would include the Briggs Ranch II Project and requesting that the County delegate to the PID the powers granted by Section 52, Article III of the Texas Constitution; the powers and duties of a road district; and the power to provide water, wastewater and drainage facilities in accordance with Section 382.101 of the Local Government Code; and

WHEREAS, in order for the County to delegate to a District the powers requested by the Owner in its petition to the County, the City must provide its written consent by resolution in accordance with Section 382.101 of the Local Government Code; and

WHEREAS, on July 19, 2021, the Owner submitted a petition, attached as **Attachment “A”**, requesting the City’s consent to the creation of the PID and the delegation of the powers by the County to the District as set forth therein; and

WHEREAS, the City recognizes that the construction of road, water, waste water, drainage and other infrastructure to serve the planned residential and commercial development within the District has the potential to impact the City’s existing and future public infrastructure serving other properties within the City’s ETJ in the future, and, therefore the City has an interest in ensuring that the proposed PID does not unduly burden the City’s infrastructure as well as that which will be constructed and may be expanded into the City’s ETJ pursuant to the City’s current and future long-term capital improvement planning; and

WHEREAS the Owner plans to construct public improvements and infrastructure as depicted in the Property Description in **Exhibit “2”** and in the PID Summary and Timeline attached as **Exhibit “4”** enclosed in **Attachment “A”**; and

WHEREAS, the City of San Antonio Planning Commission held a public hearing on December 15, 2021, and recommended that the City Council consent to the creation of the Briggs Ranch II Public Improvement District by Bexar County subject to the execution of a development agreement with the Owner providing terms and conditions designed to protect City's interests as specified herein; and

WHEREAS, in order to protect the City's planning goals in the ETJ, the City Council finds that it is prudent to condition the City's agreement to consent to the creation of the PID on the Owner's execution of a Development Agreement containing mutually agreeable terms relating to the development of the District property, assessment of taxes within the District, voluntary annexation at the end of the term of the Agreement; municipal services to be provided by the City within the District in the event of annexation; and a Strategic Partnership Agreement ("SPA") for limited and full purpose annexation and revenue sharing by City of sales and use taxes imposed within commercial areas of the District. **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 (1) to the creation by Bexar County of the Briggs Ranch II Special Improvement District ("PID") as described and depicted in **Exhibit "1"** enclosed in **Attachment "A"**, as well to the construction of certain public infrastructure as further described and depicted in **Exhibits "2" and "3"** enclosed in **Attachment "A"**; and (2) to the County's delegation to the PID the powers granted by Section 52, Article III of the Texas Constitution; the power and duties of a road district and the power to provide water, wastewater and drainage facilities in accordance with Section 382.101 of the Local Government Code; but the City's consent does not include the powers to exercise eminent domain, annexation, expansion, division and exclusion of property from the PID.

SECTION 2. The City Council of the City of San Antonio resolves that its consent to the County's creation of the Briggs Ranch II PID shall remain in effect so long as the Owner and Developer agree to and execute the above-described Development Agreement.

PASSED AND APPROVED on this 13th day of January 2022.

M A Y O R
Ron Nirenberg

ATTEST:

APPROVED AS TO FORM:

Debbie Racca-Sittre, Acting City Clerk

Jamesne G. Williams for

Andrew Segovia, City Attorney

JYW
01/13/2022
Item No. 28

ATTACHMENT "A"

Petition to the City of San Antonio
For Consent to the Creation of the Briggs Ranch II Special Improvement District



KILLEN, GRIFFIN
& FARRIMOND
ATTORNEYS AT LAW

ROB KILLEN
JAMES B. GRIFFIN
ASHLEY FARRIMOND

July 19, 2021

Bridgett White
Planning Department Director
City of San Antonio
111 Soledad, Suite 650
San Antonio, Texas, 78205

VIA Office of City Clerk Filing

RE: Petition for Consent to the Creation of a Public Improvement District Pursuant to Chapter 382 of the Texas Local Government Code by the City of San Antonio, for Property Generally Located South of Potranco Road, North of Highway 90 and East of the future Highway 211 Expansion, Consisting of Approximately 384.35 Acres in the Extra-Territorial Jurisdiction (“ETJ”) of the City of San Antonio, Bexar County, Texas (“Subject Property”)

Dear Ms. White:

On behalf of the Petitioner and Property Owner, Briggs Ranch Management, LLC, we respectfully submit the enclosed Petition to the City of San Antonio (“City”) and request that, pursuant to Texas Local Government Code Chapter 382, the City consent to the creation of a Public Improvement District with the authority and powers described in the attached Petition, to be named “Briggs Ranch II Special Improvement District” and the inclusion of the Subject Property therein, all as further described in the Petition. Please find enclosed:

1. A signed Petition to Bexar County for the Creation of a Public Improvement District Pursuant to Chapter 382 of the Texas Local Government Code (Exhibit “1”);
2. Property Description (Exhibit “2”);
3. BCAD Documentation (Exhibit “3”)
4. PID Summary and Timeline (Exhibit “4”);
5. PID Financial Analysis (Exhibit “5”);
6. Developer and Engineer Biographies (Exhibit “6”);
7. Developer Entity Documentation (Exhibit “7”);
8. Property Owner Documentation (Exhibit “8”);
9. Phased Land Plan and Construction Cost Estimates (Exhibit “9”);
10. Development Agreement Provisions Checklist (Exhibit “10”); and
11. Executed Resolution of Intent to Create PID from Bexar County Commissioners Court (Exhibit “11”).

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

Sincerely,
KILLEN, GRIFFIN, & FARRIMOND, PLLC

BY: _____
Rob Killen

SCANNED

PETITION FOR THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT TO BE NAMED THE BRIGGS RANCH II SPECIAL IMPROVEMENT DISTRICT

STATE OF TEXAS §

COUNTY OF BEXAR §

TO: THE HONORABLE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS

The undersigned petitioner ("Petitioner"), acting pursuant to the provisions of Chapter 382 of the Texas Local Government Code, as amended ("Code"), submit this petition ("Petition") to the Commissioners Court of Bexar County, Texas, to request the creation of a public improvement district, within the extraterritorial jurisdiction ("ETJ") of the City of San Antonio ("City"), Bexar County, Texas ("County"). Specifically, the Petitioner requests that the County create a public improvement district and include the property described in **Exhibit "A"** attached hereto ("Subject Property") within such public improvement district for the "Briggs Ranch II" project which is described in more detail below. In support of this Petition, the Petitioner presents the following:

Section 1. 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 owners representing more than 50% of the appraised value of taxable real property in the District.

Attached to this Petition is a sworn statement of the Petitioner, affirming that Petitioner is 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 stating the Petitioner requests for, and consents to, the creation of the District, as set forth in this Petition. The sworn statement of the Petitioner is attached hereto as **Exhibit "B"** and incorporated herein for all purposes.

Section 2. Name. A public improvement district is being requested for the Briggs Ranch II project, which shall be named the "Briggs Ranch II Special Improvement District" (referred to herein as the "District").

Section 3. Boundaries. The proposed boundaries of the District shall include the Subject Property, which is more particularly described in **Exhibit "A"** attached hereto and incorporated herein for all purposes. The total acreage of the District is approximately 384 acres total, situated entirely in the ETJ of the City and in the County.

Section 4. General Nature of the Proposed Public Improvements. The District is necessary to finance certain public improvement and infrastructure costs for the "Briggs Ranch II" project. The Briggs Ranch II project is a proposed development consisting of single-family residential uses and related amenities, as well as certain public infrastructure improvements including roadways, traffic signals, parkland, landscaping, creek improvements, pedestrian bridges, erosion control, water, sanitary sewer, and storm water improvements. The total estimated cost of the public infrastructure for the Briggs Ranch II Project is \$80,000,000.

Section 5. Nature of the District & Authority. The District is expressly requested pursuant to Chapter 382 of the Code. The District shall be created 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 purposes of creating a program for economic development as provided in Section 52-a, Article III of the Texas Constitution, and for any other lawful purpose authorized by the governing laws.

The Petitioner specifically requests:

- (1) that the County authorize the District to exercise the powers granted under Chapter 382 of the Code;
- (2) that the County delegate to the District the power granted by Section 52, Article III of the Texas Constitution, the power to issue bonds, the powers and duties of a road district, and the power to provide water, wastewater, and drainage facilities;
- (3) that the County delegate to the District the authority to construct, acquire, improve, maintain, or operate macadamized, graveled, or paved roads or turnpikes, or improvements in aid of those roads or turnpikes within the proposed District;
- (4) that the County authorize the District to take such actions as are authorized under Chapters 380, 381, 382, and 383 of the Code; and
- (5) that the County authorize the District to engage in economic development projects, as the District may enter into development agreements which are deemed advisable to promote state and local economic development and to stimulate business and commercial activity in the District.

Section 6. Road Improvements. In furtherance of the requested road authority described in Section 5 above, and in furtherance of the District's proposed road improvements, the Petitioner requests that the County designate and approve the proposed road improvements as a "Road Improvement Project" and designate and approve such Road Improvement Project as a targeted economic development project, which is of an economic benefit to the District, to the Subject Property within the District, and to the County.

Section 7. Management of the District & Board of Directors. The County shall delegate management of the District by and through a Board of Directors that it appoints at the time it adopts the Order creating the District. As authorized by the Code, an advisory board may be established by the County to develop and recommend an improvement plan.

The Petitioner specifically requests:

- (1) that the County delegate to the District's Board of Directors the County's powers and duties provided by Chapter 382 of the Code, in order for the Board of Directors to oversee, manage, and govern the District to the extent authorized by the Code;
- (2) that the County appoint a seven (7) member Board of Directors and approve their respective terms in accordance with Section 382.051 of the Code, as the population of the District is less than 1,000 persons;
- (3) that the County authorize the Board of Directors to adopt rules: (1) to administer and operate the District; (2) for the use, enjoyment, availability, protection, security, and maintenance of the District property, including facilities; or (3) to provide for public safety and security in the District;
- (4) that the County authorize the Board of Directors to establish, revise, repeal, enforce, collect, and apply the proceeds from user fees or charges for the enjoyment, sale, rental, or other use of its facilities or other property, or for services or improvement projects; and
- (5) that the County authorize the Board of Directors to adopt rules to regulate the private use of public roadways, open spaces, parks, sidewalks, and similar public areas in the District, if the use is for a public purpose.

Section 8. Taxes and Bonds. The District shall accomplish its purposes and the cost of services and improvements by imposing: (1) an ad valorem tax; (2) a sales and use tax; and (3) a hotel occupancy tax.

The District shall also have the authority to issue bonds, negotiable promissory notes, and other District obligations, as further described herein.

The Petitioner specifically requests:

- (1) that the District's proposed improvements be financed and paid for with taxes authorized by Chapter 382 of the Code instead of assessments;
- (2) that the County grant the District authority to impose an ad valorem tax, hotel occupancy tax, and sales and use tax to accomplish the economic development purposes prescribed by Section 52a, Article III of the Texas Constitution, and purposes described in Article III, Sec. 52 and Article XVI, Section 59;
- (3) that the County grant the District the authority to impose a hotel occupancy tax in accordance with Section 382.155 of the Code and use the revenue from the tax for any purpose authorized by Chapter 382 of the Code if the owner of the hotel agrees to the imposition of the tax;
- (4) that the County grant the District authority, in accordance with Section 382.152 of the Code, to issue bonds, negotiable promissory notes and other District obligations, which may be secured by District revenue or any type of District taxes, or any combination of taxes and revenue pledged to the payment of bonds; and
- (5) that the County grant the District authority as provided in Sections 382.158 and 382.159 of the Code, regarding borrowing and repayment of costs, respectively.

Regarding the proposed tax rates, the Petitioner specifically requests that the County authorize the District to:

- (1) impose an ad valorem tax at a rate not to exceed the lesser of \$1.00 per \$100 assessed valuation or the rate set by the City of San Antonio;
- (2) impose a sales and use tax with a rate not to exceed two percent (2%); and
- (3) impose a hotel occupancy tax with a rate of the greater of nine percent (9%) or the rate imposed by the City.

Section 9. 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 a method of assessment), or to prepare an Assessment Roll. As stated above, the Petitioner requests that the District's proposed improvements be financed and paid for with taxes authorized by Chapter 382 of the Code instead of assessments.

Section 10. Apportionment of Cost between the County and the District. Approval and creation of 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.

Section 11. Advisability and Feasibility of the District & Best Interests of the County. The District and its proposed improvements and economic development projects are feasible and are necessary and advisable for the economy of the District and the County. The area comprising the

District is not presently developed, and therefore, the proposed District is necessary to pay for or finance public improvements and promote economic development within the District. Furthermore, the District will serve the public purpose of promoting and encouraging new commercial development in the District and the County, which would not otherwise occur. New commercial development also results in employment and economic activity within the District and the County. As such, the County's creation of the District is in the best interest of the County, as the District and the proposed improvements confer a special benefit on the District, the Subject Property within the District, and the County.

Section 12. Election. Petitioner requests that the County and the District conduct a joint election pursuant to provisions in Chapter 271, Texas Election Code, so that a regular county polling place may be used for a common polling place to facilitate the orderly conduct of the election because there will be no public building within the proposed District at the time of the election.

Section 13. Filing with County Clerk. This Petition will be filed with the County Clerk in support of the creation of the District as described herein.

Section 14. Prayer. This Petition requests that the County create the District, include the Subject Property therein, and grant to the District the powers requested in the Petition. The Petitioner prays that this Petition be heard, and the Commissioners Court sets a hearing date, publishes notice of, conducts a hearing, makes certain findings, and enters an Order creating the District in a manner authorized under Chapter 382 of the Code and as described herein.

Signatures on the Following Pages


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

Respectfully submitted, this 11 day of MAY, 2021.

PETITIONER:

BRIGGS RANCH, LTD., a Texas limited partnership

BY: Briggs Ranch Management, LLC
Its general partner,

BY: 
Gilbert W. Hodge,
Managing Member of the General Partner

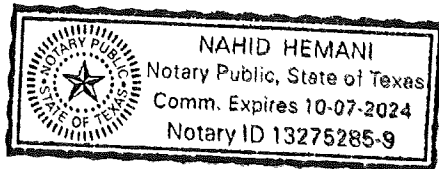
ACKNOWLEDGMENT

STATE OF TEXAS

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COUNTY OF BEXAR

This instrument was acknowledged before me on this 11th day of May, 2021, by Gilbert W. Hodge, Managing Member of Briggs Ranch Management, LLC, general partner of Briggs Ranch, Ltd, a Texas limited partnership.



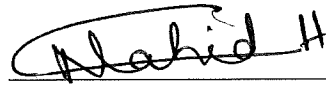

Notary Public, State of Texas

EXHIBIT A

LEGAL DESCRIPTION AND AERIAL EXHIBIT

METES AND BOUNDS DESCRIPTION
FOR
TRACT 1

A 324.155 acre, or 14,120,213 square feet more or less, tract of land, being a remaining portion of a called 1909.83-acre tract described in deed to Briggs Ranch, Ltd recorded in Volume 7511, Pages 80-89 of the Official Public Records of Bexar County, Texas, out of the Precilla Tarkington Survey No. 5, Abstract 1029 and the Mrs. S.C. Craig Survey No. 13 ¼, Abstract 1077, Bexar County, Texas. Said 324.155-acre tract 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 ½" iron rod, on the south line of a called 33.68-acre tract recorded in Volume 8818, Pages 1638-1644 of the Official Public Records of Bexar County, Texas, the northeast corner of a 200.0-acre tract recorded in Volume 16474, Pages 1079-1082 of the Official Public Records of Bexar County, Texas, from which the northwest corner of said 200.0-acre tract on the east right-of-way line of State Highway 211, a variable width right-of-way bears S 89°25'44" W, a distance of 1700.00 feet;
- THENCE:** N 89°25'44" E, with the north line of said remaining portion of a called 1909.83-acre tract, same being the south of said called 33.68-acre tract, a distance of 671.50 feet to a found iron rod with a cap marked "KFW", the southwest corner of the remainder of a called 5.0016-acre tract, same being the southeast corner of said called 33.68-acre tract;
- THENCE:** S 88°32'49" E, continuing with the north line of said remaining portion of a called 1909.83-acre tract, same being the south line of said remainder of a called 5.0016-acre tract, a distance of 86.70 feet to a found iron rod with a cap marked "KFW", the southwest corner of the Arcadia Ridge Phase 1, Unit 5B-2 Subdivision recorded in Volume 9709, Pages 99-100 of the Deed and Plat Records of Bexar County, Texas;
- THENCE:** S 88°21'27" E, continuing with the north line of said remaining portion of a called 1909.83-acre tract, same being the south line of said Arcadia Ridge Phase 1, Unit 5B-2 Subdivision, a distance of 418.59 feet to a found ½" iron rod;
- THENCE:** S 88°19'33" E, continuing with the north line of said remaining portion of a called 1909.83-acre tract, same being the south line of said Arcadia Ridge Phase 1, Unit 5B-2 Subdivision, at a distance of 58.69 feet passing the southwest corner of the Arcadia Ridge Phase 1, Unit 5D Subdivision recorded in Volume 20001, Pages 1705-1709 of the Plat Records of Bexar County, Texas, same being the southeast corner of said Arcadia Ridge Phase 1, Unit 5B-2 Subdivision, continuing with the north line of said remaining portion of a called 1909.83-acre tract, same being the south line of said Arcadia Ridge Phase 1, Unit 5D Subdivision, for a total distance of 270.57 feet to a found ½" iron rod;

Briggs Ranch
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THENCE: N 89°30'53" E, continuing with the north line of said remaining portion of a called 1909.83-acre tract, same being the south line of said Arcadia Ridge Phase 1, Unit 5D Subdivision, at a distance of 510.26 feet passing the southwest corner of the Arcadia Ridge Phase 1, Unit 4B-2 Subdivision recorded in Volume 20001, Pages 305-306 of the Plat Records of Bexar County, Texas, same being the southeast corner of said Arcadia Ridge Phase 1, Unit 5D Subdivision, continuing with the north line of said remaining portion of a called 1909.83-acre tract, same being the south line of said Arcadia Ridge Phase 1, Unit 4B-2 Subdivision, at a distance of 1333.39 feet passing the southwest corner of the Arcadia Ridge Phase 1, Unit 4B-1 Subdivision recorded in Volume 9710, Pages 24-26 of the Deed and Plat Records of Bexar County, Texas, same being the southeast corner of said Arcadia Ridge Phase 1, Unit 4B-2 Subdivision, continuing with the north line of said remaining portion of a called 1909.83-acre tract, same being the south line of said Arcadia Ridge Phase 1, Unit 4B-1 Subdivision, at a distance of 1913.51 feet passing the southwest corner of the Rancho Del Lago Elementary School Subdivision recorded in Volume 20001, Pages 1343-1345 of the Plat Records of Bexar County, Texas, same being the southeast corner of said Arcadia Ridge Phase 1, Unit 4B-1 Subdivision, continuing with the north line of said remaining portion of a called 1909.83-acre tract, same being the south line of said Rancho Del Lago Elementary School Subdivision, for a total distance of 2204.53 feet to a found ½" iron rod;

THENCE: N 89°37'12" E, continuing with the north line of said remaining portion of a called 1909.83-acre tract, same being the south line of said Rancho Del Lago Elementary School Subdivision, at a distance of 868.03 feet passing the southwest corner of the remaining portion of a 691.094-acre tract recorded in Volume 15880, Pages 1694-1705 of the Official Public Records of Bexar County, Texas, same being the southeast corner of said Rancho Del Lago Elementary School Subdivision, continuing with the north line of said remaining portion of a called 1909.83-acre tract, same being the south line of the said remaining portion of a 691.094-acre tract, for a total distance of 3350.91 feet to a found 1" iron pipe, the northwest corner of the remainder of a 547.7-acre tract recorded in Volume 8995, Pages 2048-2056 of the Official Public Records of Bexar County, Texas, same being the northeast corner of said remaining portion of a called 1909.83-acre tract;

THENCE: Departing the south line of said remaining portion of a 691.094-acre tract, with the west line of said remainder of a 547.7-acre tract, same being the east line of said remaining portion of a called 1909.83-acre tract, the following bearings and distances:
S 00°23'47" E, a distance of 1229.52 feet to a found ½" iron rod;
S 00°16'43" E, a distance of 1162.00 feet to a found ½" iron rod;
S 00°18'50" E, a distance of 1756.48 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson", and;

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S 00°14'28" E, at a distance of 1796.18 feet passing a found ½" iron rod with a yellow cap marked "Pape Dawson", a northwest corner of a called 487.6-acre tract recorded in Volume 17108, Pages 300-310 Official Public Records of Bexar County, Texas, continuing with the east line of said remaining portion of a called 1909.83-acre tract, same being the west line of said called 487.6-acre tract, for a total distance of 2380.70 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson", an angle point in the east line of the Vacate, Replat and Subdivision Plat of Trails of Briggs Ranch, Unit 3A recorded in Volume 9581, Pages 75-81 of the Deed and Plat Records of Bexar County, Texas;

THENCE: Departing the west line of said called 487.6-acre tract, with the east line of said Vacate, Replat and Subdivision Plat of Trails of Briggs Ranch, Unit 3A, the following bearings and distances:

N 47°52'39" W, a distance of 44.20 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

N 24°38'17" W, a distance of 268.98 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

N 20°55'52" W, a distance of 177.63 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

N 00°06'06" W, a distance of 236.82 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

N 33°42'42" W, a distance of 132.41 feet to a found iron rod with a cap marked "SCCE";

N 43°03'56" W, a distance of 60.00 feet to a found ½" iron rod, a southeast corner of a remaining portion of a 285.9-acre tract recorded in Volume 18557, Pages 873-886 of the Official Public Records of Bexar County, Texas;

THENCE: N 22°57'01" W, departing the said Vacate, Replat and Subdivision Plat of Trails of Briggs Ranch, Unit 3A with an east line of said remaining portion of a 285.9-acre tract, a distance of 279.47 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson", an angle point in the east line of said Vacate, Replat and Subdivision Plat of Trails of Briggs Ranch, Unit 3A;

THENCE: N 22°58'01" W, continuing with the common east line of said Vacate, Replat and Subdivision Plat of Trails of Briggs Ranch, Unit 3A and said remaining portion of a 285.9-acre tract, a distance of 241.45 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson", an interior corner of said remaining portion of a 285.9-acre tract, same being a northeast corner of said Vacate, Replat and Subdivision Plat of Trails of Briggs Ranch, Unit 3A;

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THENCE: N 81°38'23" E, with a south line of said remaining portion of a 285.9-acre tract, a distance of 196.13 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson", a southeast corner of said remaining portion of a 285.9-acre tract;

THENCE: With an east line of said remaining portion of a 285.9-acre tract, the following bearings and distances:

N 11°36'57" W, a distance of 1593.68 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

N 32°27'13" E, a distance of 80.53 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

N 34°35'35" E, a distance of 547.31 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

N 09°24'05" E, a distance of 376.80 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

N 03°00'55" E, a distance of 355.20 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

N 00°05'24" E, a distance of 384.63 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

N 07°14'55" W, a distance of 124.14 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

N 09°17'47" W, a distance of 98.84 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

N 62°56'15" W, a distance of 187.29 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

S 52°09'29" W, a distance of 46.83 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

S 54°05'59" W, a distance of 266.94 feet to a found ½" iron rod;

S 52°59'16" W, a distance of 174.41 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

N 32°53'32" W, a distance of 437.37 feet to a found ½" iron rod;

N 15°05'51" W, a distance of 177.87 feet to a found ½" iron rod, and;

N 03°33'41" W, a distance of 596.66 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson", the northeast corner of said 285.9-acre tract;

Briggs Ranch
324.155 Acres
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THENCE: With the north line of said remaining portion of a 285.9-acre tract, the following bearings and distances:

N 38°47'17" W, a distance of 249.52 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

S 87°15'14" W, a distance of 95.96 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

S 59°09'11" W, a distance of 298.88 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

S 31°09'50" W, a distance of 267.72 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson", and;

S 58°41'26" W, a distance of 344.90 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson", the easterly corner of Lot 69 of the Trails of Briggs Ranch, Unit-2 Replat recorded in Volume 20001, Pages 2575-2576 of the Plat Records of Bexar County, Texas;

THENCE: N 17°36'23" W, with the east line of said Lot 69, a distance of 416.70 feet to a found ½" iron rod, the northeast corner of said Lot 69;

THENCE: With the north line of said Lot 69, the following bearings and distances:

S 73°39'16" W, a distance of 14.66 feet to a found ½" iron rod, a point of non-tangent curvature;

Southwesterly, with a non-tangent curve to the right, having a radial bearing of N 16°21'12" W, a radius of 449.80 feet, a central angle of 33°08'29", a chord bearing and distance of N 89°46'57" W, 256.56 feet, for an arc length of 260.18 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson", a point of tangency, and;

N 73°12'42" W, a distance of 221.34 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson", the northwest corner of said Lot 69;

THENCE: S 25°16'40" W, with the west line of Lot 69, a distance of 251.73 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson", an angle point in the west line of said Lot 69, a point in the north line of the aforementioned remaining portion of a 285.9-acre tract;

THENCE: With the north line of said remaining portion of a 285.9-acre tract, the following bearings and distances:

N 65°32'35" W, a distance of 386.04 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

N 80°59'41" W, a distance of 139.45 feet to a found "x" in rock;

Briggs Ranch
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N 85°58'00" W, a distance of 271.48 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

N 84°45'28" W, a distance of 442.18 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

N 73°20'32" W, a distance of 267.87 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson", the northwest corner of said remaining portion of a 285.9-acre tract;

THENCE: With the west line of said remaining portion of a 285.9-acre tract, the following bearings and distances:

S 31°13'50" W, a distance of 247.48 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

S 13°43'04" W, a distance of 76.69 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

S 48°35'46" W, a distance of 69.34 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

S 05°28'43" W, a distance of 71.83 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

S 10°12'31" W, a distance of 61.45 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

S 19°23'53" E, a distance of 66.35 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

S 04°54'19" W, a distance of 75.53 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

S 10°02'16" W, a distance of 334.12 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

S 44°33'26" W, a distance of 115.40 feet to a found ½" iron rod;

S 73°12'50" W, a distance of 97.70 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

S 89°16'06" W, a distance of 258.58 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

S 64°00'28" W, a distance of 94.31 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

S 30°10'18" W, a distance of 235.86 feet to a found ½" iron rod;

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S 39°18'24" W, a distance of 128.81 feet to a found ½" iron rod;
S 79°36'12" W, a distance of 137.47 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";
S 22°38'58" W, a distance of 196.24 feet to a found ½" iron rod;
S 66°40'47" W, a distance of 107.28 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";
S 11°12'57" E, a distance of 556.23 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";
S 67°59'28" E, a distance of 224.94 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";
N 89°46'02" E, a distance of 134.63 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";
N 59°35'01" E, a distance of 262.98 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";
N 41°43'14" E, a distance of 79.97 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";
N 25°37'03" E, a distance of 153.17 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";
N 08°58'35" E, a distance of 32.08 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";
N 54°56'17" E, a distance of 95.79 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";
S 34°08'52" E, a distance of 379.90 feet to a found ½" iron rod;
S 00°31'24" W, a distance of 262.98 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";
S 24°02'06" W, a distance of 283.21 feet to a found ½" iron rod with a yellow cap marked "UK";
S 08°46'58" E, a distance of 70.17 feet to a found ½" iron rod with a yellow cap marked "UK";
S 16°02'16" W, a distance of 214.29 feet to a found ½" iron rod;
S 35°35'57" W, a distance of 179.10 feet to a found ½" iron rod;
S 50°12'25" W, a distance of 122.05 feet to a found ½" iron rod;

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S 29°35'19" W, a distance of 78.20 feet to a found ½" iron rod with a yellow cap marked "UK";

S 14°12'23" E, a distance of 311.02 feet to a found ½" iron rod;

S 14°02'28" E, a distance of 237.90 feet to a found ½" iron rod;

S 29°57'24" E, a distance of 121.61 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

S 21°00'03" E, a distance of 240.01 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson", and;

S 19°25'10" E, a distance of 204.13 feet to a found ½" iron rod, the southwest corner of said remaining portion of a 285.9-acre tract;

THENCE: With the south line of said remaining portion of a 285.9-acre tract, the following bearings and distances:

THENCE: S 60°48'48" E, a distance of 162.12 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

THENCE: N 73°40'52" E, a distance of 161.98 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

THENCE: S 17°54'01" E, a distance of 131.72 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

THENCE: S 67°49'58" E, a distance of 200.17 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson", the southwest corner of Lot 124 of the Trails of Briggs Ranch, Unit-1 Subdivision recorded in Volume 9547, Pages 35-47 of the Deed and Plat Records of Bexar County, Texas, same being the southeast corner of said remaining portion of a 285.9-acre tract;

THENCE: S 60°18'53" E, with the south line of said Lot 124, a distance of 362.60 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson", on the west right-of-way line of Rustler's Trail (Lot 131), a variable width private street, dedicated in the said Trails of Briggs Ranch, Unit-1 Subdivision, the southeast corner of said Lot 124, same being a point of non-tangent curvature;

THENCE: With the west right-of-way line of said Rustler's Trail, the following bearings and distances:

Southwesterly, with a non-tangent curve to the left, having a radial bearing of N 84°43'15" W, a radius of 90.00 feet, a central angle of 00°42'00", a chord bearing and distance of S 07°25'41" W, 1.10 feet, for an arc length of 1.10 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson", a point of reverse curvature;

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THENCE: Southwesterly, with a reverse curve to the right, having a radius of 35.00 feet, a central angle of 29°45'38", a chord bearing and distance of S 21°57'30" W, 17.98 feet, for an arc length of 18.18 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson", a point of compound curvature;

Southwesterly, with a compound curve to the right, having a radius of 220.00 feet, a central angle of 02°48'47", a chord bearing and distance of S 38°14'42" W, 10.80 feet, for an arc length of 10.80 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson", a point of reverse curvature;

Southwesterly, with a reverse curve to the left, having a radius of 330.00 feet, a central angle of 13°50'57", a chord bearing and distance of S 32°43'37" W, 79.57 feet, for an arc length of 79.77 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson", a point of compound curvature;

Southwesterly, with a compound curve to the left, having a radius of 1240.00 feet, a central angle of 00°41'12", a chord bearing and distance of S 25°27'32" W, 14.86 feet, for an arc length of 14.86 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson", a point falling in the centerline of Briggs Ranch Creek (Tributary B) as shown of the F.E.M.A. Flood Insurance Rate Map Number 48029C0345F, dated September 29, 2010 for Bexar County, Texas and Incorporated areas;

THENCE: Departing the west right-of-way line of said Rustler's Trail, with the centerline of said Briggs Ranch Creek (Tributary B), over and across the aforementioned 1909.83-acre tract, the following bearings and distances:

S 75°41'51" W, a distance of 60.36 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

S 77°04'44" W, a distance of 174.77 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

S 68°00'42" W, a distance of 108.86 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

S 73°00'58" W, a distance of 46.38 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

S 87°43'14" W, a distance of 195.91 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

S 86°18'14" W, a distance of 89.25 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

S 83°57'16" W, a distance of 128.62 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

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N 89°59'59" W, a distance of 56.22 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

N 75°44'59" W, a distance of 70.13 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

N 60°05'30" W, a distance of 78.14 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

N 50°01'33" W, a distance of 55.47 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

N 51°09'30" W, a distance of 94.56 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

N 52°59'29" W, a distance of 138.41 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

N 59°46'47" W, a distance of 80.74 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

N 85°03'34" W, a distance of 112.74 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

S 82°43'36" W, a distance of 183.69 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

N 78°42'01" W, a distance of 138.26 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

N 67°45'02" W, a distance of 102.58 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

N 71°06'01" W, a distance of 149.51 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

N 43°28'19" W, a distance of 137.55 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

N 36°33'38" W, a distance of 189.28 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson", and;

N 52°42'01" W, a distance of 129.74 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson", on the south line of the aforementioned 200.0 acre tract;

THENCE:

N 42°09'02" E, departing the centerline of said Briggs Ranch Creek (Tributary B), with the south line of said 200.0-acre tract, a distance of 1269.11 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson", the southeast corner of said 200.0-acre tract;

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THENCE: With the east line of said 200.0-acre tract, the following bearings and distances:
N 49°37'54" W, a distance of 249.96 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";
N 30°18'23" W, a distance of 1987.25 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";
N 23°28'14" W, a distance of 1071.00 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson", and;

THENCE: N 15°10'54" W, a distance of 1142.15 feet to the POINT OF BEGINNING and containing 324.155 acres in Bexar County, Texas. Said tract being described in conjunction with a survey made on the ground and a survey map prepared under job number 11412-04 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: April 22, 2021
JOB NO. 11412-04
DOC. ID. N:\CIVIL\11412-04\Word\11412-04 FN_324.155 AC.docx



METES AND BOUNDS DESCRIPTION
FOR
TRACT 2

A 60.198 acre, or 2,622,213 square feet more or less, tract of land, being the remainder of a 547.7-acre tract described in deed to Gilbert W. Hodge recorded in Volume 8995, Pages 2048-2056 of the Official Public Records of Bexar County, Texas, out of the Robert Lewis Survey No. 63, Abstract 422, Bexar County, Texas. Said 60.198-acre tract 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" pipe, an angle point in the south line of a remaining portion of a 691.094-acre tract recorded in Volume 15880, Pages 1694-1705 of the Official Public Records of Bexar County, Texas, same being a northeast corner of a remaining portion of a called 1909.83-acre tract recorded in Volume 7511, Pages 80-89 of the Official Public Records of Bexar County, Texas, same being the northwest corner of said remainder of a 547.7-acre tract;
- THENCE:** N 89°38'59" E, with the south line of said remaining portion of a 691.094-acre tract, same being the north line of said remainder of a 547.7-acre tract, a distance of 708.22 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson", the northwest corner of a called 487.6-acre tract recorded in Volume 17108, Pages 300-310 of the Official Public Records of Bexar County, Texas, from which a found iron rod with a cap marked "Cude" bears N 00°10'47" E, a distance of 0.59 feet;
- THENCE:** Departing the south line of said remaining portion of a 691.094-acre tract, with the west line of said called 487.6-acre tract, the following bearings and distances:
- S 42°26'56" W, a distance of 510.41 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson", from which a found iron rod with a cap marked "Cude" bears N 00°52'09" E, a distance of 0.81 feet;
 - S 00°17'54" E, a distance of 952.33 feet to a found iron rod with a cap marked "Cude";
 - S 35°57'00" E, a distance of 136.92 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";
 - S 25°45'02" E, a distance of 294.22 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";
 - S 17°41'53" E, a distance of 288.10 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";
 - S 04°46'57" E, a distance of 654.32 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

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60.198 Acres
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S 16°11'24" W, a distance of 704.64 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

S 30°20'43" W, a distance of 552.99 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

S 03°55'12" W, a distance of 173.13 feet to a found ½" iron rod;

S 14°09'53" E, a distance of 1073.72 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

S 07°10'42" W, a distance of 436.07 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

S 28°16'18" W, a distance of 464.77 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson", and;

S 60°15'58" W, a distance of 216.64 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson", on an east line of the aforementioned remaining portion of a called 1909.83-acre tract, same being the west line of the aforementioned remainder of a 547.7-acre tract, same being an angle point in the west line of said called 487.6-acre tract;

THENCE: With an east line of said called 1909.83-acre tract, same being the west line of said remainder of a 547.7-acre tract, the following bearings and distances:

N 00°14'28" W, a distance of 1796.18 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

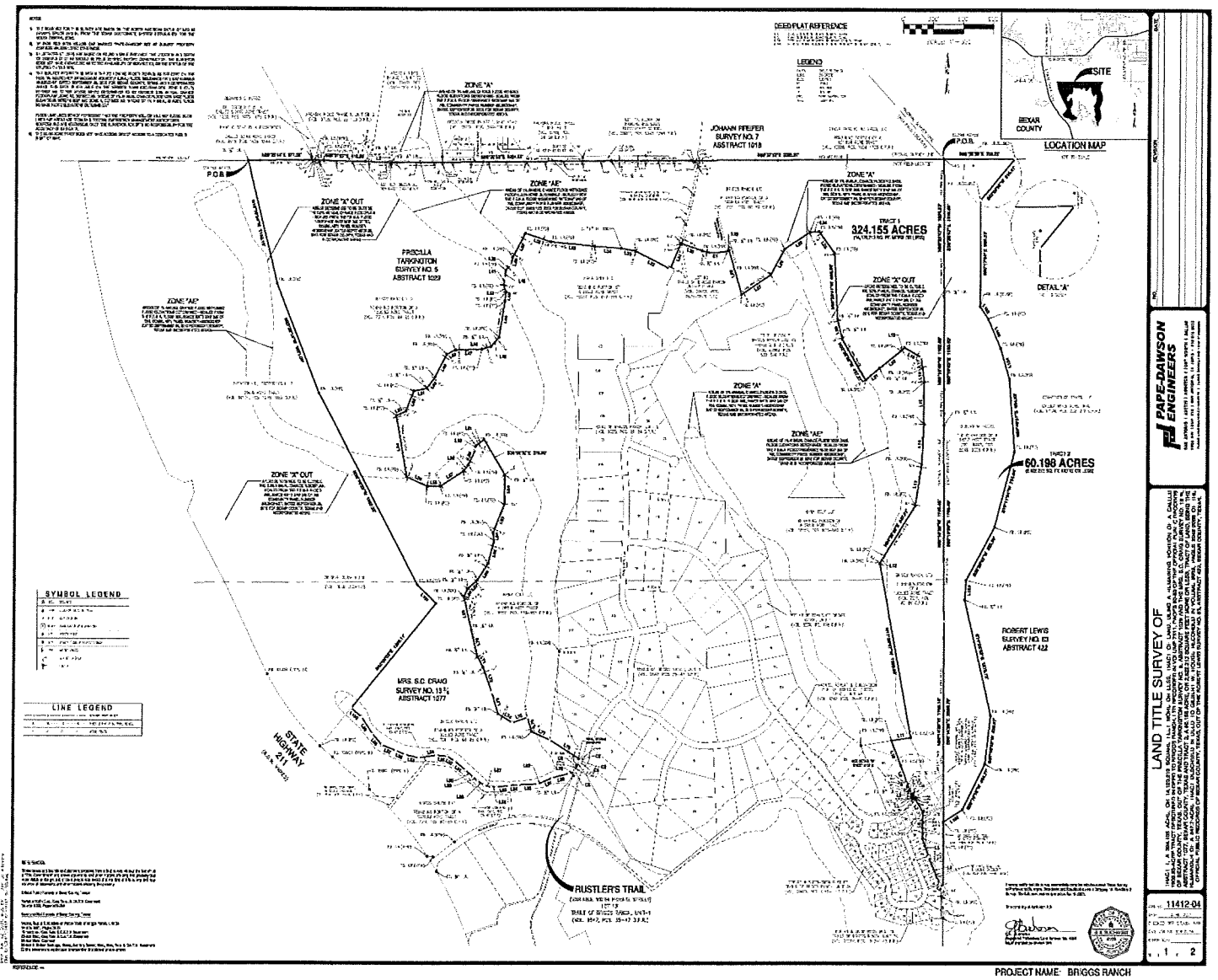
N 00°18'50" W, a distance of 1756.48 feet to a found ½" iron rod;

N 00°16'43" W, a distance of 1162.00 feet to a found ½" iron rod, and;

THENCE: N 00°23'47" W, a distance of 1229.52 feet to the POINT OF BEGINNING and containing 60.198 acres in the Bexar County, Texas. Said tract being described in conjunction with a survey made on the ground and a survey map prepared under job number 11412-04 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: April 22, 2021
JOB NO. 11412-04
DOC. ID. N:\CIVIL\11412-04\Word\11412-04 FN_60.198 AC.docx





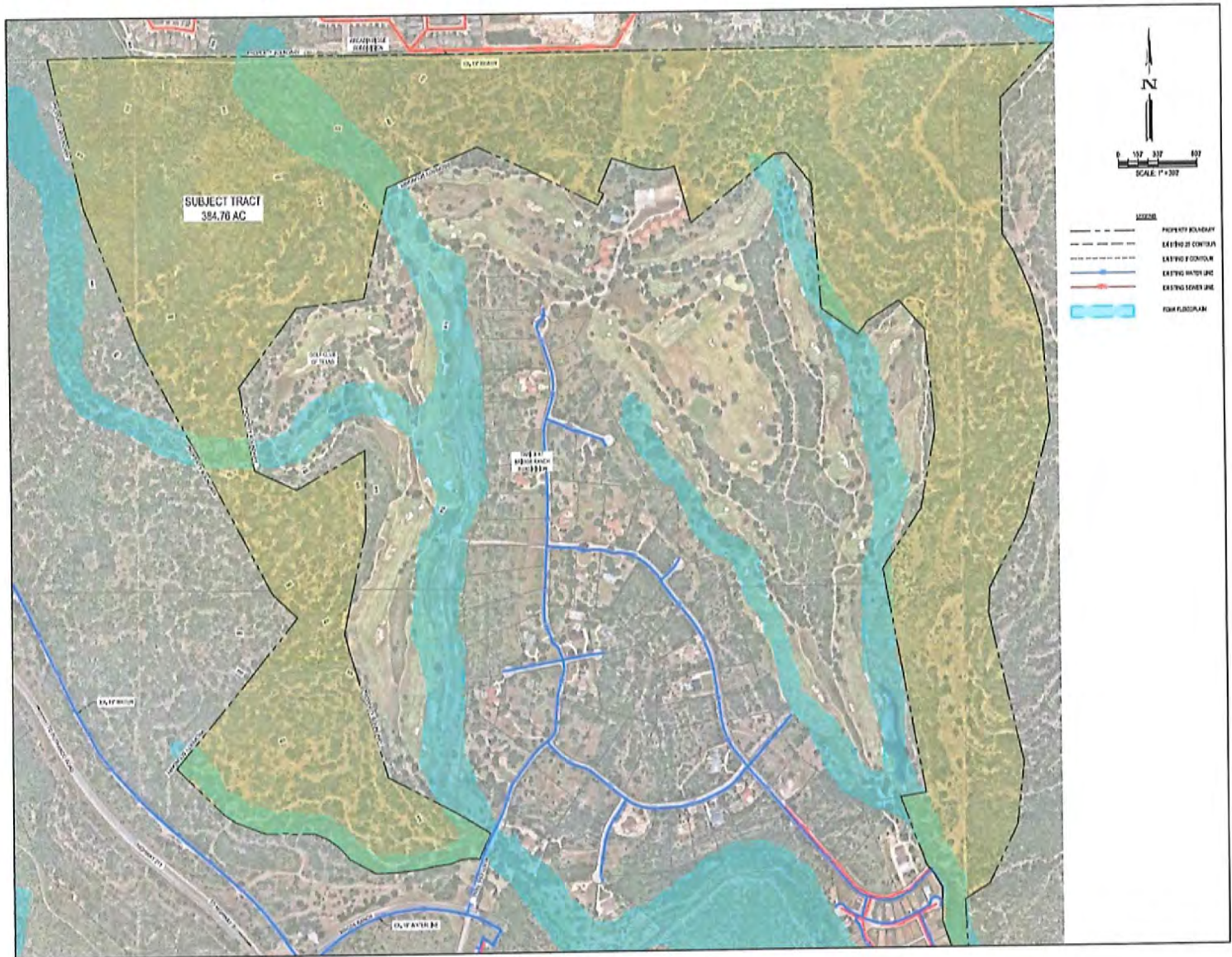


EXHIBIT B


SWORN AFFIDAVIT OF PETITIONER

**SWORN AFFIDAVIT OF FEE SIMPLE OWNER OF REAL PROPERTY REQUESTING
CREATION OF, AND CONSENTING TO INCLUSION IN, BRIGGS RANCH II
SPECIAL IMPROVEMENT DISTRICT**

I, the undersigned, hereby affirm that I am the fee simple owner of real property located in Bexar County. I am verifying, for purposes of Chapter 382 of the Texas Local Government Code, that I am the owner of taxable real property representing more than 50% of the appraised value of taxable real property within the proposed District, and that I request the creation of the Briggs Ranch II Special Improvement District and consent to the inclusion of said property within its boundaries. The description, by metes and bounds and by survey map, of the real property that I own, and wish to include within the proposed District is attached as Exhibit "A" to the Petition for creation of the Briggs Ranch II Special Improvement District.

NAME: **BRIGGS RANCH, LTD.**, a Texas limited partnership

BY: Briggs Ranch Management, LLC
Its general partner,

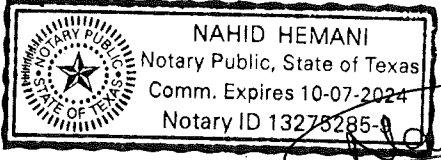
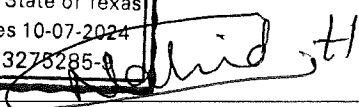
BY: 
Gilbert W. Hodge,
Managing Member of the General Partner

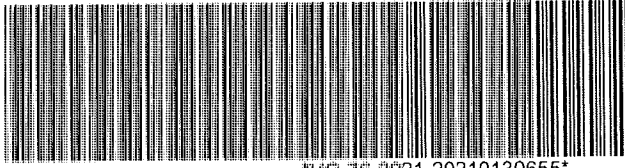
DATE: 5/11/21

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This instrument was acknowledged before me on this 11th day of May, 2021, by Gilbert W. Hodge, Managing Member of Briggs Ranch Management, LLC, general partner of Briggs Ranch, Ltd, a Texas limited partnership.



Notary Public, State of Texas



VG-76-2021-20210130655

File Information

**FILED IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

Document Number: 20210130655
Recorded Date: May 14, 2021
Recorded Time: 12:52 PM
Total Pages: 25
Total Fees: \$118.00

**** THIS PAGE IS PART OF THE DOCUMENT ****

**** Do Not Remove ****

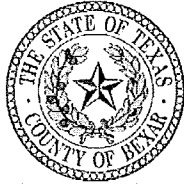
Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

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:
5/14/2021 12:52 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk



LUCY ADAME-CLARK

BEXAR COUNTY CLERK

100 Dolorosa, Suite 104
San Antonio, TX 78205

(210) 335-2216
Mon - Fri 8am - 5pm

Visit our website at:
www.Bexar.org

Receipt Number: 20210514000705

Status: ORIGINAL COPY

DESCRIPTION	EXEMPTION CODE	BOOK OR INSTRUMENT NO.	PAGE NO.	AMOUNT
Real Property Recordings	MISC	20210130655	25	\$118.00

Total Documents : 1

Total: \$118.00

PAYMENT METHOD	AMOUNT	REMARKS	AMOUNT
Check	1231	WALK IN	\$118.00

Tender Subtotal:

Total Payments: \$118.00

Check: \$118.00

Change Due: \$0.00

Client Name: KILLEN, GRIFFIN & FARRIMOND

Date: 05/14/2021 | 12:52PM
Clerk: Carissa M

METES AND BOUNDS DESCRIPTION
FOR
TRACT 1

A 324.155 acre, or 14,120,213 square feet more or less, tract of land, being a remaining portion of a called 1909.83-acre tract described in deed to Briggs Ranch, Ltd recorded in Volume 7511, Pages 80-89 of the Official Public Records of Bexar County, Texas, out of the Precilla Tarkington Survey No. 5, Abstract 1029 and the Mrs. S.C. Craig Survey No. 13 $\frac{3}{4}$, Abstract 1077, Bexar County, Texas. Said 324.155-acre tract 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 $\frac{1}{2}$ " iron rod, on the south line of a called 33.68-acre tract recorded in Volume 8818, Pages 1638-1644 of the Official Public Records of Bexar County, Texas, the northeast corner of a 200.0-acre tract recorded in Volume 16474, Pages 1079-1082 of the Official Public Records of Bexar County, Texas, from which the northwest corner of said 200.0-acre tract on the east right-of-way line of State Highway 211, a variable width right-of-way bears S 89°25'44" W, a distance of 1700.00 feet;
- THENCE:** N 89°25'44" E, with the north line of said remaining portion of a called 1909.83-acre tract, same being the south of said called 33.68-acre tract, a distance of 671.50 feet to a found iron rod with a cap marked "KFW", the southwest corner of the remainder of a called 5.0016-acre tract, same being the southeast corner of said called 33.68-acre tract;
- THENCE:** S 88°32'49" E, continuing with the north line of said remaining portion of a called 1909.83-acre tract, same being the south line of said remainder of a called 5.0016-acre tract, a distance of 86.70 feet to a found iron rod with a cap marked "KFW", the southwest corner of the Arcadia Ridge Phase 1, Unit 5B-2 Subdivision recorded in Volume 9709, Pages 99-100 of the Deed and Plat Records of Bexar County, Texas;
- THENCE:** S 88°21'27" E, continuing with the north line of said remaining portion of a called 1909.83-acre tract, same being the south line of said Arcadia Ridge Phase 1, Unit 5B-2 Subdivision, a distance of 418.59 feet to a found $\frac{1}{2}$ " iron rod;
- THENCE:** S 88°19'33" E, continuing with the north line of said remaining portion of a called 1909.83-acre tract, same being the south line of said Arcadia Ridge Phase 1, Unit 5B-2 Subdivision, at a distance of 58.69 feet passing the southwest corner of the Arcadia Ridge Phase 1, Unit 5D Subdivision recorded in Volume 20001, Pages 1705-1709 of the Plat Records of Bexar County, Texas, same being the southeast corner of said Arcadia Ridge Phase 1, Unit 5B-2 Subdivision, continuing with the north line of said remaining portion of a called 1909.83-acre tract, same being the south line of said Arcadia Ridge Phase 1, Unit 5D Subdivision, for a total distance of 270.57 feet to a found $\frac{1}{2}$ " iron rod;

THENCE: N 89°30'53" E, continuing with the north line of said remaining portion of a called 1909.83-acre tract, same being the south line of said Arcadia Ridge Phase 1, Unit 5D Subdivision, at a distance of 510.26 feet passing the southwest corner of the Arcadia Ridge Phase 1, Unit 4B-2 Subdivision recorded in Volume 20001, Pages 305-306 of the Plat Records of Bexar County, Texas, same being the southeast corner of said Arcadia Ridge Phase 1, Unit 5D Subdivision, continuing with the north line of said remaining portion of a called 1909.83-acre tract, same being the south line of said Arcadia Ridge Phase 1, Unit 4B-2 Subdivision, at a distance of 1333.39 feet passing the southwest corner of the Arcadia Ridge Phase 1, Unit 4B-1 Subdivision recorded in Volume 9710, Pages 24-26 of the Deed and Plat Records of Bexar County, Texas, same being the southeast corner of said Arcadia Ridge Phase 1, Unit 4B-2 Subdivision, continuing with the north line of said remaining portion of a called 1909.83-acre tract, same being the south line of said Arcadia Ridge Phase 1, Unit 4B-1 Subdivision, at a distance of 1913.51 feet passing the southwest corner of the Rancho Del Lago Elementary School Subdivision recorded in Volume 20001, Pages 1343-1345 of the Plat Records of Bexar County, Texas, same being the southeast corner of said Arcadia Ridge Phase 1, Unit 4B-1 Subdivision, continuing with the north line of said remaining portion of a called 1909.83-acre tract, same being the south line of said Rancho Del Lago Elementary School Subdivision, for a total distance of 2204.53 feet to a found ½" iron rod;

THENCE: N 89°37'12" E, continuing with the north line of said remaining portion of a called 1909.83-acre tract, same being the south line of said Rancho Del Lago Elementary School Subdivision, at a distance of 868.03 feet passing the southwest corner of the remaining portion of a 691.094-acre tract recorded in Volume 15880, Pages 1694-1705 of the Official Public Records of Bexar County, Texas, same being the southeast corner of said Rancho Del Lago Elementary School Subdivision, continuing with the north line of said remaining portion of a called 1909.83-acre tract, same being the south line of the said remaining portion of a 691.094-acre tract, for a total distance of 3350.91 feet to a found 1" iron pipe, the northwest corner of the remainder of a 547.7-acre tract recorded in Volume 8995, Pages 2048-2056 of the Official Public Records of Bexar County, Texas, same being the northeast corner of said remaining portion of a called 1909.83-acre tract;

THENCE: Departing the south line of said remaining portion of a 691.094-acre tract, with the west line of said remainder of a 547.7-acre tract, same being the east line of said remaining portion of a called 1909.83-acre tract, the following bearings and distances:
S 00°23'47" E, a distance of 1229.52 feet to a found ½" iron rod;
S 00°16'43" E, a distance of 1162.00 feet to a found ½" iron rod;
S 00°18'50" E, a distance of 1756.48 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson", and;

S 00°14'28" E, at a distance of 1796.18 feet passing a found ½" iron rod with a yellow cap marked "Pape Dawson", a northwest corner of a called 487.6-acre tract recorded in Volume 17108, Pages 300-310 Official Public Records of Bexar County, Texas, continuing with the east line of said remaining portion of a called 1909.83-acre tract, same being the west line of said called 487.6-acre tract, for a total distance of 2380.70 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson", an angle point in the east line of the Vacate, Replat and Subdivision Plat of Trails of Briggs Ranch, Unit 3A recorded in Volume 9581, Pages 75-81 of the Deed and Plat Records of Bexar County, Texas;

THENCE: Departing the west line of said called 487.6-acre tract, with the east line of said Vacate, Replat and Subdivision Plat of Trails of Briggs Ranch, Unit 3A, the following bearings and distances:

N 47°52'39" W, a distance of 44.20 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

N 24°38'17" W, a distance of 268.98 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

N 20°55'52" W, a distance of 177.63 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

N 00°06'06" W, a distance of 236.82 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

N 33°42'42" W, a distance of 132.41 feet to a found iron rod with a cap marked "SCCE";

N 43°03'56" W, a distance of 60.00 feet to a found ½" iron rod, a southeast corner of a remaining portion of a 285.9-acre tract recorded in Volume 18557, Pages 873-886 of the Official Public Records of Bexar County, Texas;

THENCE: N 22°57'01" W, departing the said Vacate, Replat and Subdivision Plat of Trails of Briggs Ranch, Unit 3A with an east line of said remaining portion of a 285.9-acre tract, a distance of 279.47 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson", an angle point in the east line of said Vacate, Replat and Subdivision Plat of Trails of Briggs Ranch, Unit 3A;

THENCE: N 22°58'01" W, continuing with the common east line of said Vacate, Replat and Subdivision Plat of Trails of Briggs Ranch, Unit 3A and said remaining portion of a 285.9-acre tract, a distance of 241.45 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson", an interior corner of said remaining portion of a 285.9-acre tract, same being a northeast corner of said Vacate, Replat and Subdivision Plat of Trails of Briggs Ranch, Unit 3A;

- THENCE: N 81°38'23" E, with a south line of said remaining portion of a 285.9-acre tract, a distance of 196.13 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson", a southeast corner of said remaining portion of a 285.9-acre tract;
- THENCE: With an east line of said remaining portion of a 285.9-acre tract, the following bearings and distances:
- N 11°36'57" W, a distance of 1593.68 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";
 - N 32°27'13" E, a distance of 80.53 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";
 - N 34°35'35" E, a distance of 547.31 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";
 - N 09°24'05" E, a distance of 376.80 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";
 - N 03°00'55" E, a distance of 355.20 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";
 - N 00°05'24" E, a distance of 384.63 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";
 - N 07°14'55" W, a distance of 124.14 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";
 - N 09°17'47" W, a distance of 98.84 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";
 - N 62°56'15" W, a distance of 187.29 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";
 - S 52°09'29" W, a distance of 46.83 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";
 - S 54°05'59" W, a distance of 266.94 feet to a found ½" iron rod;
 - S 52°59'16" W, a distance of 174.41 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";
 - N 32°53'32" W, a distance of 437.37 feet to a found ½" iron rod;
 - N 15°05'51" W, a distance of 177.87 feet to a found ½" iron rod, and;
 - N 03°33'41" W, a distance of 596.66 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson", the northeast corner of said 285.9-acre tract;

- THENCE: With the north line of said remaining portion of a 285.9-acre tract, the following bearings and distances:
- N 38°47'17" W, a distance of 249.52 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";
- S 87°15'14" W, a distance of 95.96 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";
- S 59°09'11" W, a distance of 298.88 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";
- S 31°09'50" W, a distance of 267.72 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson", and;
- S 58°41'26" W, a distance of 344.90 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson", the easterly corner of Lot 69 of the Trails of Briggs Ranch, Unit-2 Replat recorded in Volume 20001, Pages 2575-2576 of the Plat Records of Bexar County, Texas;
- THENCE: N 17°36'23" W, with the east line of said Lot 69, a distance of 416.70 feet to a found ½" iron rod, the northeast corner of said Lot 69;
- THENCE: With the north line of said Lot 69, the following bearings and distances:
- S 73°39'16" W, a distance of 14.66 feet to a found ½" iron rod, a point of non-tangent curvature;
- Southwesterly, with a non-tangent curve to the right, having a radial bearing of N 16°21'12" W, a radius of 449.80 feet, a central angle of 33°08'29", a chord bearing and distance of N 89°46'57" W, 256.56 feet, for an arc length of 260.18 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson", a point of tangency, and;
- N 73°12'42" W, a distance of 221.34 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson", the northwest corner of said Lot 69;
- THENCE: S 25°16'40" W, with the west line of Lot 69, a distance of 251.73 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson", an angle point in the west line of said Lot 69, a point in the north line of the aforementioned remaining portion of a 285.9-acre tract;
- THENCE: With the north line of said remaining portion of a 285.9-acre tract, the following bearings and distances:
- N 65°32'35" W, a distance of 386.04 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";
- N 80°59'41" W, a distance of 139.45 feet to a found "+" in rock;

N 85°58'00" W, a distance of 271.48 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

N 84°45'28" W, a distance of 442.18 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

N 73°20'32" W, a distance of 267.87 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson", the northwest corner of said remaining portion of a 285.9-acre tract;

THENCE: With the west line of said remaining portion of a 285.9-acre tract, the following bearings and distances:

S 31°13'50" W, a distance of 247.48 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

S 13°43'04" W, a distance of 76.69 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

S 48°35'46" W, a distance of 69.34 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

S 05°28'43" W, a distance of 71.83 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

S 10°12'31" W, a distance of 61.45 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

S 19°23'53" E, a distance of 66.35 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

S 04°54'19" W, a distance of 75.53 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

S 10°02'16" W, a distance of 334.12 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

S 44°33'26" W, a distance of 115.40 feet to a found ½" iron rod;

S 73°12'50" W, a distance of 97.70 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

S 89°16'06" W, a distance of 258.58 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

S 64°00'28" W, a distance of 94.31 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

S 30°10'18" W, a distance of 235.86 feet to a found ½" iron rod;

- S 39°18'24" W, a distance of 128.81 feet to a found ½" iron rod;
- S 79°36'12" W, a distance of 137.47 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";
- S 22°38'58" W, a distance of 196.24 feet to a found ½" iron rod;
- S 66°40'47" W, a distance of 107.28 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";
- S 11°12'57" E, a distance of 556.23 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";
- S 67°59'28" E, a distance of 224.94 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";
- N 89°46'02" E, a distance of 134.63 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";
- N 59°35'01" E, a distance of 262.98 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";
- N 41°43'14" E, a distance of 79.97 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";
- N 25°37'03" E, a distance of 153.17 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";
- N 08°58'35" E, a distance of 32.08 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";
- N 54°56'17" E, a distance of 95.79 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";
- S 34°08'52" E, a distance of 379.90 feet to a found ½" iron rod;
- S 00°31'24" W, a distance of 262.98 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";
- S 24°02'06" W, a distance of 283.21 feet to a found ½" iron rod with a yellow cap marked "UK";
- S 08°46'58" E, a distance of 70.17 feet to a found ½" iron rod with a yellow cap marked "UK";
- S 16°02'16" W, a distance of 214.29 feet to a found ½" iron rod;
- S 35°35'57" W, a distance of 179.10 feet to a found ½" iron rod;
- S 50°12'25" W, a distance of 122.05 feet to a found ½" iron rod;

S 29°35'19" W, a distance of 78.20 feet to a found ½" iron rod with a yellow cap marked "UK";

S 14°12'23" E, a distance of 311.02 feet to a found ½" iron rod;

S 14°02'28" E, a distance of 237.90 feet to a found ½" iron rod;

S 29°57'24" E, a distance of 121.61 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

S 21°00'03" E, a distance of 240.01 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson", and;

S 19°25'10" E, a distance of 204.13 feet to a found ½" iron rod, the southwest corner of said remaining portion of a 285.9-acre tract;

THENCE: With the south line of said remaining portion of a 285.9-acre tract, the following bearings and distances:

THENCE: S 60°48'48" E, a distance of 162.12 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

THENCE: N 73°40'52" E, a distance of 161.98 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

THENCE: S 17°54'01" E, a distance of 131.72 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

THENCE: S 67°49'58" E, a distance of 200.17 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson", the southwest corner of Lot 124 of the Trails of Briggs Ranch, Unit-1 Subdivision recorded in Volume 9547, Pages 35-47 of the Deed and Plat Records of Bexar County, Texas, same being the southeast corner of said remaining portion of a 285.9-acre tract;

THENCE: S 60°18'53" E, with the south line of said Lot 124, a distance of 362.60 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson", on the west right-of-way line of Rustler's Trail (Lot 131), a variable width private street, dedicated in the said Trails of Briggs Ranch, Unit-1 Subdivision, the southeast corner of said Lot 124, same being a point of non-tangent curvature;

THENCE: With the west right-of-way line of said Rustler's Trail, the following bearings and distances:

Southwesterly, with a non-tangent curve to the left, having a radial bearing of N 84°43'15" W, a radius of 90.00 feet, a central angle of 00°42'00", a chord bearing and distance of S 07°25'41" W, 1.10 feet, for an arc length of 1.10 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson", a point of reverse curvature;

THENCE: Southwesterly, with a reverse curve to the right, having a radius of 35.00 feet, a central angle of 29°45'38", a chord bearing and distance of S 21°57'30" W, 17.98 feet, for an arc length of 18.18 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson", a point of compound curvature;

Southwesterly, with a compound curve to the right, having a radius of 220.00 feet, a central angle of 02°48'47", a chord bearing and distance of S 38°14'42" W, 10.80 feet, for an arc length of 10.80 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson", a point of reverse curvature;

Southwesterly, with a reverse curve to the left, having a radius of 330.00 feet, a central angle of 13°50'57", a chord bearing and distance of S 32°43'37" W, 79.57 feet, for an arc length of 79.77 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson", a point of compound curvature;

Southwesterly, with a compound curve to the left, having a radius of 1240.00 feet, a central angle of 00°41'12", a chord bearing and distance of S 25°27'32" W, 14.86 feet, for an arc length of 14.86 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson", a point falling in the centerline of Briggs Ranch Creek (Tributary B) as shown of the F.E.M.A. Flood Insurance Rate Map Number 48029C0345F, dated September 29, 2010 for Bexar County, Texas and Incorporated areas;

THENCE: Departing the west right-of-way line of said Rustler's Trail, with the centerline of said Briggs Ranch Creek (Tributary B), over and across the aforementioned 1909.83-acre tract, the following bearings and distances:

S 75°41'51" W, a distance of 60.36 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

S 77°04'44" W, a distance of 174.77 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

S 68°00'42" W, a distance of 108.86 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

S 73°00'58" W, a distance of 46.38 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

S 87°43'14" W, a distance of 195.91 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

S 86°18'14" W, a distance of 89.25 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

S 83°57'16" W, a distance of 128.62 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

N 89°59'59" W, a distance of 56.22 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

N 75°44'59" W, a distance of 70.13 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

N 60°05'30" W, a distance of 78.14 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

N 50°01'33" W, a distance of 55.47 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

N 51°09'30" W, a distance of 94.56 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

N 52°59'29" W, a distance of 138.41 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

N 59°46'47" W, a distance of 80.74 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

N 85°03'34" W, a distance of 112.74 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

S 82°43'36" W, a distance of 183.69 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

N 78°42'01" W, a distance of 138.26 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

N 67°45'02" W, a distance of 102.58 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

N 71°06'01" W, a distance of 149.51 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

N 43°28'19" W, a distance of 137.55 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

N 36°33'38" W, a distance of 189.28 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson", and;

N 52°42'01" W, a distance of 129.74 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson", on the south line of the aforementioned 200.0 acre tract;

THENCE:

N 42°09'02" E, departing the centerline of said Briggs Ranch Creek (Tributary B), with the south line of said 200.0-acre tract, a distance of 1269.11 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson", the southeast corner of said 200.0-acre tract;

Briggs Ranch
324.155 Acres
Job No. 11412-04

THENCE: With the east line of said 200.0-acre tract, the following bearings and distances:
N 49°37'54" W, a distance of 249.96 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";
N 30°18'23" W, a distance of 1987.25 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";
N 23°28'14" W, a distance of 1071.00 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson", and;
THENCE: N 15°10'54" W, a distance of 1142.15 feet to the POINT OF BEGINNING and containing 324.155 acres in Bexar County, Texas. Said tract being described in conjunction with a survey made on the ground and a survey map prepared under job number 11412-04 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: April 22, 2021
JOB NO. 11412-04
DOC. ID. N:\CIVIL\11412-04\Word\11412-04 FN_324.155 AC.docx



METES AND BOUNDS DESCRIPTION
FOR
TRACT 2

A 60.198 acre, or 2,622,213 square feet more or less, tract of land, being the remainder of a 547.7-acre tract described in deed to Gilbert W. Hodge recorded in Volume 8995, Pages 2048-2056 of the Official Public Records of Bexar County, Texas, out of the Robert Lewis Survey No. 63, Abstract 422, Bexar County, Texas. Said 60.198-acre tract 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" pipe, an angle point in the south line of a remaining portion of a 691.094-acre tract recorded in Volume 15880, Pages 1694-1705 of the Official Public Records of Bexar County, Texas, same being a northeast corner of a remaining portion of a called 1909.83-acre tract recorded in Volume 7511, Pages 80-89 of the Official Public Records of Bexar County, Texas, same being the northwest corner of said remainder of a 547.7-acre tract;

THENCE: N 89°38'59" E, with the south line of said remaining portion of a 691.094-acre tract, same being the north line of said remainder of a 547.7-acre tract, a distance of 708.22 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson", the northwest corner of a called 487.6-acre tract recorded in Volume 17108, Pages 300-310 of the Official Public Records of Bexar County, Texas, from which a found iron rod with a cap marked "Cude" bears N 00°10'47" E, a distance of 0.59 feet;

THENCE: Departing the south line of said remaining portion of a 691.094-acre tract, with the west line of said called 487.6-acre tract, the following bearings and distances:

S 42°26'56" W, a distance of 510.41 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson", from which a found iron rod with a cap marked "Cude" bears N 00°52'09" E, a distance of 0.81 feet;

S 00°17'54" E, a distance of 952.33 feet to a found iron rod with a cap marked "Cude";

S 35°57'00" E, a distance of 136.92 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

S 25°45'02" E, a distance of 294.22 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

S 17°41'53" E, a distance of 288.10 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

S 04°46'57" E, a distance of 654.32 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

Briggs Ranch
60.198 Acres
Job No. 11412-04

S 16°11'24" W, a distance of 704.64 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";
S 30°20'43" W, a distance of 552.99 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";
S 03°55'12" W, a distance of 173.13 feet to a found ½" iron rod;
S 14°09'53" E, a distance of 1073.72 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";
S 07°10'42" W, a distance of 436.07 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";
S 28°16'18" W, a distance of 464.77 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson", and;
S 60°15'58" W, a distance of 216.64 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson", on an east line of the aforementioned remaining portion of a called 1909.83-acre tract, same being the west line of the aforementioned remainder of a 547.7-acre tract, same being an angle point in the west line of said called 487.6-acre tract;

THENCE: With an east line of said called 1909.83-acre tract, same being the west line of said remainder of a 547.7-acre tract, the following bearings and distances:

N 00°14'28" W, a distance of 1796.18 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

N 00°18'50" W, a distance of 1756.48 feet to a found ½" iron rod;

N 00°16'43" W, a distance of 1162.00 feet to a found ½" iron rod, and;

THENCE: N 00°23'47" W, a distance of 1229.52 feet to the POINT OF BEGINNING and containing 60.198 acres in the Bexar County, Texas. Said tract being described in conjunction with a survey made on the ground and a survey map prepared under job number 11412-04 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: April 22, 2021
JOB NO. 11412-04
DOC. ID. N:\CIVIL\11412-04\Word\11412-04 FN_60.198 AC.docx



NOTES:

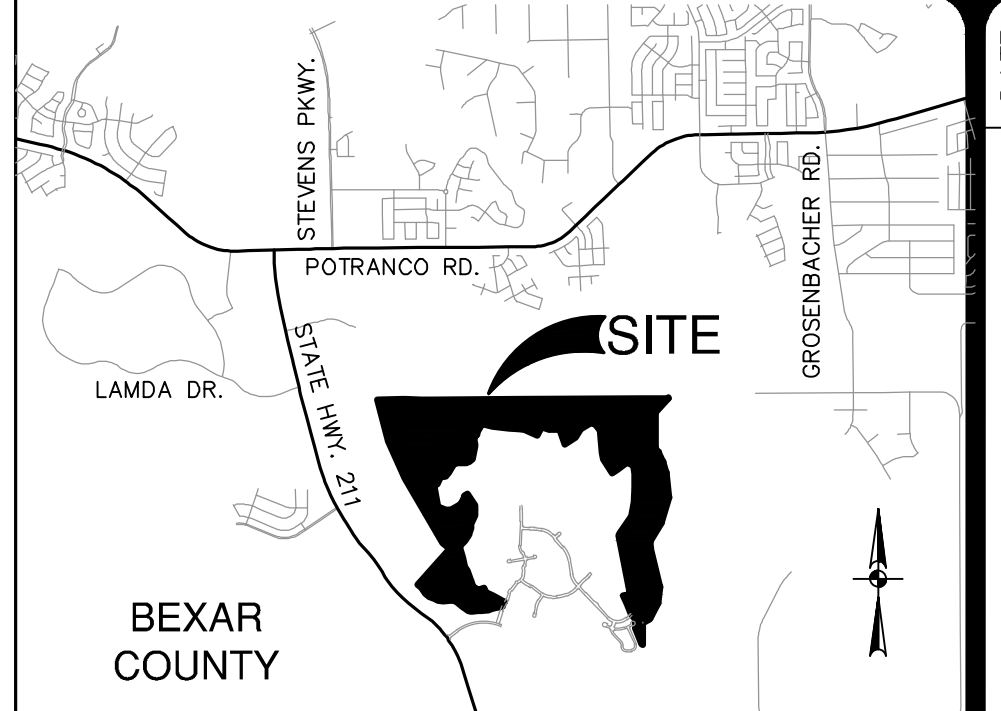
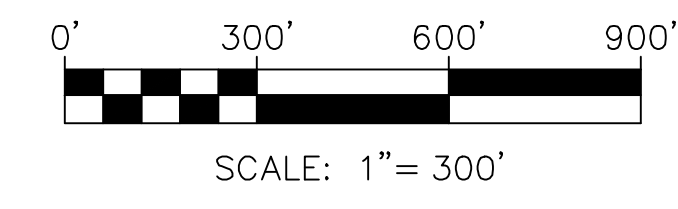
- 1) THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF NAD 83 (NAD01) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
2) 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT SUBJECT PROPERTY CORNERS UNLESS NOTED OTHERWISE.
3) ILLUSTRATED UTILITIES ARE BASED ON FOUND VISIBLE EVIDENCE. THE LOCATION AND DEPTH OF EXISTING UTILITIES SHOULD BE FIELD VERIFIED BEFORE CONSTRUCTION. THE SURVEYOR DOES NOT HAVE KNOWLEDGE AS TO THE AVAILABILITY OF SERVICE TO, OR THE STATUS OF THE UTILITIES ON THIS SITE.
4) THE SUBJECT PROPERTY IS WITHIN THE FOLLOWING FLOOD ZONE(S) AS DEFINED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 48029C0345F, DATED SEPTEMBER 29, 2010 FOR BEAR COUNTY, TEXAS AND INCORPORATED AREAS. THIS DATA IS AVAILABLE ON THE WEBSITE WWW.FEMA.GOV. ZONE "X" (OUT), DEFINED AS: "OTHER AREAS" AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN; ZONE "AE" AREAS OF 1% ANNUAL CHANCE FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED; AND ZONE "A" AREAS OF 1% ANNUAL CHANCE FLOOD NO BASE FLOOD ELEVATIONS DETERMINED.
FLOOD LIMIT LINES DO NOT REPRESENT THAT THE PROPERTY WILL OR WILL NOT FLOOD. SUCH LINES AND AREAS ARE FROM SAID FEDERAL EMERGENCY MANAGEMENT AGENCY DATA SOURCES AND ARE STATISTICAL ONLY. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF SAID DATA.
5) THE 60.198 ACRE TRACT DOES NOT HAVE ACCESS DIRECT ACCESS TO A DEDICATED PUBLIC RIGHT-OF-WAY.

DEED/PLAT REFERENCE

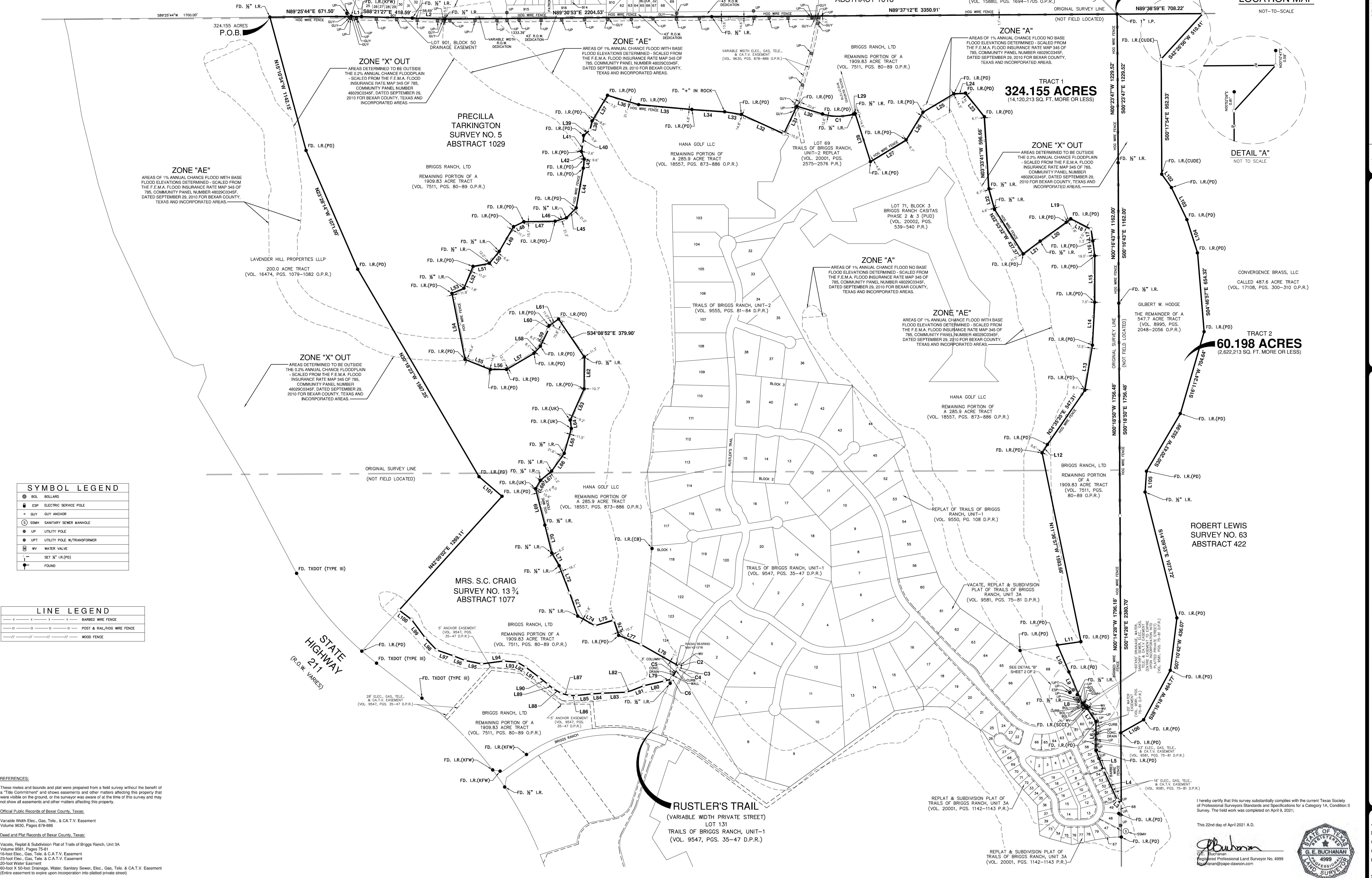
- D.R. DEED RECORDS OF BEAR COUNTY, TEXAS
O.P.R. OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS
D.P.R. DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS

LEGEND

- C.A.T.V. CONCRETE
ELEC. ELECTRIC
FOUN. FOUNDATION
I.P. IRON PIPE
P.C. PAPE-DAWSON CAP
TEL. TELEPHONE



DATE:
REVISION:
NO.



LOCATION MAP

NOT-TO-SCALE

DETAIL "A"

NOT TO SCALE

SYMBOL LEGEND

- BOLLARD
- ESP ELECTRIC SERVICE POLE
- GUY GUY ANCHOR
- SSMH SANITARY SEWER MANHOLE
- UP UTILITY POLE
- UPT UTILITY POLE W/TRANSFORMER
- WV WATER VALVE
- SET 1/2" I.R.(PD)
- FOUND

LINE LEGEND

- BARBED WIRE FENCE
--- POST & RAIL/HOD WIRE FENCE
--- WOOD FENCE

REFERENCES:
These metes and bounds and plat were prepared from a field survey without the benefit of a "Title Commitment" and shows easements and other matters affecting this property that were visible on the ground or to the surveyor was aware of at the time of this survey and may not show all easements and other matters affecting this property.
Official Public Records of Bejar County, Texas:
Variable Width Elec., Gas, Tele. & C.A.T.V. Easement
Volume 9630, Pages 878-886
Deed and Plat Records of Bejar County, Texas:
Vacate, Replat & Subdivision Plat of Trails of Briggs Ranch, Unit 3A
Volume 9581, Pages 75-81
18-foot Elec., Gas, Tele. & C.A.T.V. Easement
23-foot Elec., Gas, Tele. & C.A.T.V. Easement
30-foot Water Easement
60-foot X 50-foot Drainage, Water, Sanitary Sewer, Elec., Gas, Tele. & C.A.T.V. Easement
(Entire easement to expire upon incorporation into platted private street)

PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #102800

LAND TITLE SURVEY OF
TRACT 1, A 324.155 ACRE OR 14,120,213 SQ. FT. MORE OR LESS, TRACT OF LAND, BEING A REMAINING PORTION OF A CALLED 1509.83 ACRE TRACT DESCRIBED IN DEED OF BRIGGS RANCH, LTD. RECORDED IN VOLUME 751, PAGES 80-89 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, OUT OF THE PRECILLA TARKINGTON SURVEY NO. 5, ABSTRACT 1029, AND THE MRS. S.C. CRAIG SURVEY NO. 13 3/4 OF BEAR COUNTY, TEXAS, AND TRACT 2, A 60.198 ACRE OR 2,622,219 SQ. FT. MORE OR LESS, TRACT OF LAND, BEING THE REMAINDER OF A 547.7-ACRE TRACT DESCRIBED IN DEED TO GILBERT W. HODGE RECORDED IN VOLUME 8995, PAGES 2048-2056 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, OUT OF THE ROBERT LEWIS SURVEY NO. 63, ABSTRACT 422, BEAR COUNTY, TEXAS.

JOB NO. 11412-04
DATE: APRIL 2021
CHECKED: GEB, DRAWN: AAH
CIVIL JOB NO. 11412-04
REFERENCE:
SHEET 1 OF 2

I hereby certify that this survey substantially complies with the current Texas Society of Professional Surveyors' Standards and Specifications for a Category 1A, Condition II survey. The field work was completed on April 9, 2021.
This 22nd day of April 2021 A.D.
G.E. Buchanan
Registered Professional Land Surveyor No. 4999
geobuchanan@pape-dawson.com



PROJECT NAME: BRIGGS RANCH

Exhibit 3

Property Identification #: 201176

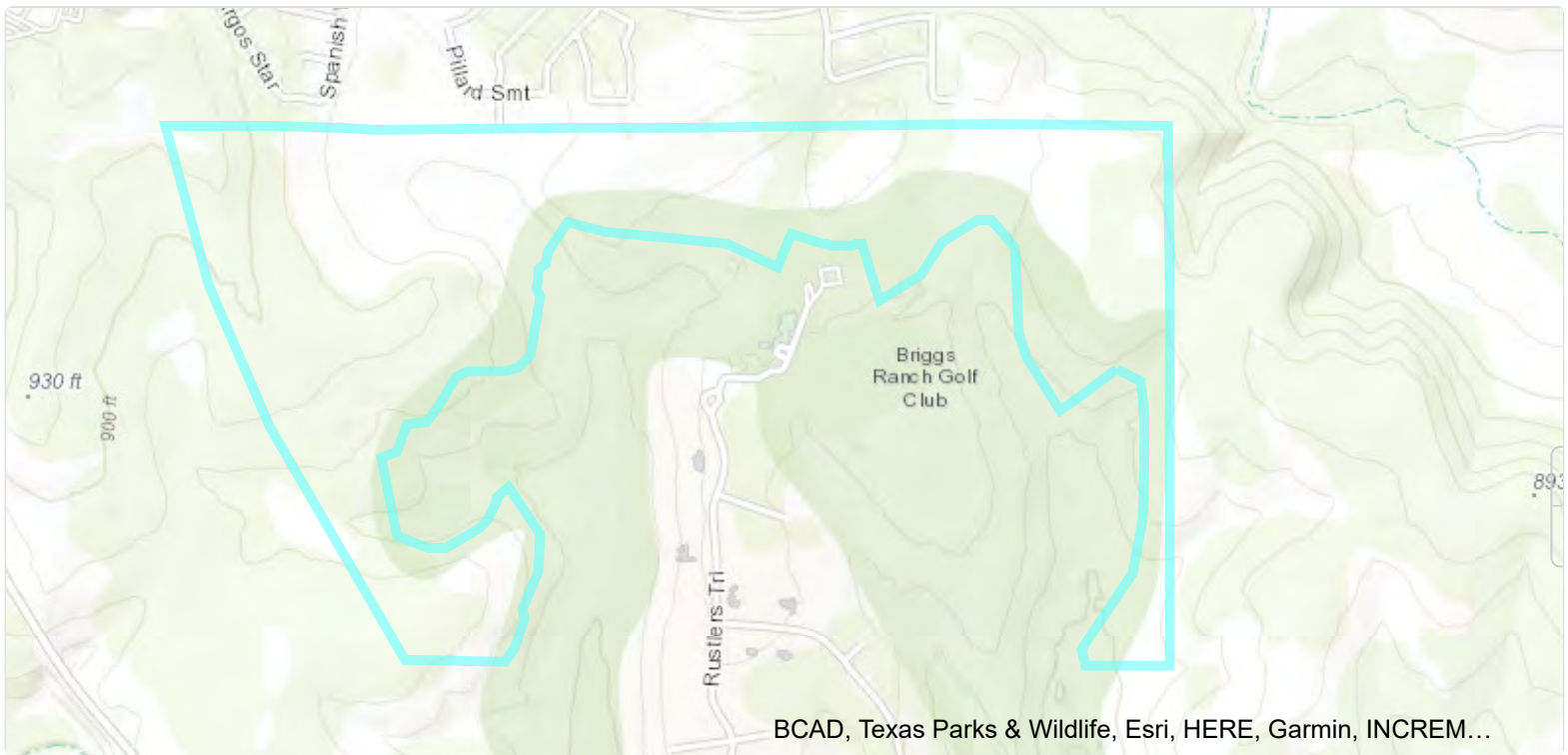
Property Information: 2021

Owner Identification #: 146782

Geo ID: 04347-000-1026
Situs: STATE HWY 211 SAN ANTONIO, TX
Address: 78245
Property Type: Real
State Code: D1

Legal Description: CB 4347 P-102 ABS 1029
Abstract: A04347
Neighborhood: NORTHWEST RURAL/REMAINS (NS/MV)
Appraised Value: \$28,540.00
Jurisdictions: CAD, 11, 08, 68, 79, 06, 10, 09

Name: BRIGGS RANCH LTD
Exemptions:
DBA: Null



Bexar CAD Map Search

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Bexar County Appraisal District expressly disclaims any and all liability in connection herewith.

Bexar CAD

Property Search > 201176 BRIGGS RANCH LTD for Year Tax Year: 2021

Property

Account

Property ID:	201176	Legal Description:	CB 4347 P-102 ABS 1029
Geographic ID:	04347-000-1026	Zoning:	OCL
Type:	Real	Agent Code:	60001
Property Use Code:	009		
Property Use Description:	LAND (potential development land)		

Protest

Protest Status:
 Informal Date:
 Formal Date:

Location

Address:	STATE HWY 211 SAN ANTONIO, TX 78245	Map ID:	611A8
Neighborhood:	NORTHWEST RURAL/REMAINS (NS/MV)	E-File Eligible:	
Neighborhood CD:	21903		

Owner

Name:	BRIGGS RANCH LTD	Owner ID:	146782
Mailing Address:	13777 BRIGGS RNCH SAN ANTONIO, TX 78245-3660	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Value on:	+	\$8,409,630	\$28,540
(+) Timber Market Value on:	+	\$0	\$0

(=) Market Value:	=	\$8,409,630	
(-) Ag or Timber Use Value Reduction:	-	\$8,381,090	

(=) Appraised Value:	=	\$28,540	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$28,540	

Taxing Jurisdiction

Owner: BRIGGS RANCH LTD
 % Ownership: 100.000000000000%
 Total Value: \$8,409,630

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.023668	\$28,540	\$28,540	\$6.76
08	SA RIVER AUTH	0.018580	\$28,540	\$28,540	\$5.30
09	ALAMO COM COLLEGE	0.149150	\$28,540	\$28,540	\$42.56
10	UNIV HEALTH SYSTEM	0.276235	\$28,540	\$28,540	\$78.84
11	BEXAR COUNTY	0.277429	\$28,540	\$28,540	\$79.18
68	MEDINA VALLEY ISD	1.344190	\$28,540	\$28,540	\$383.63
79	BEXAR CO EMERG DIST #2	0.099546	\$28,540	\$28,540	\$28.41
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$28,540	\$28,540	\$0.00
Total Tax Rate:		2.188798			
Taxes w/Current Exemptions:					\$624.68
Taxes w/o Exemptions:					\$624.68

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sq.	Eff Front	Eff Depth	Market Value	Prod. Value
1	WLM	Wildlife Management	332.6660	14490930.96	0.00	0.00	\$8,409,630	\$28,540

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2021	\$0	\$8,409,630	28,540	28,540	\$0	\$28,540
2020	\$0	\$8,216,690	28,540	28,540	\$0	\$28,540
2019	\$0	\$6,320,600	28,540	28,540	\$0	\$28,540
2018	\$0	\$5,336,970	28,540	28,540	\$0	\$28,540
2017	\$0	\$5,336,970	28,540	28,540	\$0	\$28,540

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	6/15/1998	Deed	Deed		BRIGGS RANCH LTD	7511	0080	0

2021 data current as of Jun 21 2021 1:19AM.

2020 and prior year data current as of Jun 4 2021 5:03PM

For property information, contact (210) 242-2432 or (210) 224-8511 or email.

For website information, contact (210) 242-2500.

Property Identification #: 1004573

Property Information: 2021

Owner Identification #: 139288

Geo ID: 04345-000-0165
Situs Address: HWY 211 SAN ANTONIO, TX
78245
Property Type: Real
State Code: D1

Legal: CB 4345 P-16 (6.80) & P-18
Description: (14.68)
Abstract: A04345
Neighborhood: NORTHWEST RURAL/REMAINS
(NS/MV)
Appraised Value: \$1,840.00
Jurisdictions: 11, 06, 68, 08, 79, 09, 10, CAD

Name: BRIGGS RANCH LTD
Exemptions:
DBA: Null



Bexar CAD Map Search

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Bexar CAD

Property Search > 1004573 BRIGGS RANCH LTD for Year 2021

Tax Year: 2021

Property

Account

Property ID:	1004573	Legal Description:	CB 4345 P-16 (6.80) & P-18 (14.68)
Geographic ID:	04345-000-0165	Zoning:	OCL
Type:	Real	Agent Code:	60001
Property Use Code:	009		
Property Use Description:	LAND (potential development land)		

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address:	HWY 211 SAN ANTONIO, TX 78245	Map ID:	645B1
Neighborhood:	NORTHWEST RURAL/REMAINS (NS/MV)	E-File Eligible:	
Neighborhood CD:	21903		

Owner

Name:	BRIGGS RANCH LTD	Owner ID:	139288
Mailing Address:	13777 BRIGGS RNCH SAN ANTONIO, TX 78245-3660	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Value on:	+	\$517,730	\$1,840
(+) Timber Market Value on:	+	\$0	\$0

(=) Market Value:	=	\$517,730	
(-) Ag or Timber Use Value Reduction:	-	\$515,890	

(=) Appraised Value:	=	\$1,840	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$1,840	

Taxing Jurisdiction

Owner: BRIGGS RANCH LTD
 % Ownership: 100.000000000000%
 Total Value: \$517,730

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.023668	\$1,840	\$1,840	\$0.44
08	SA RIVER AUTH	0.018580	\$1,840	\$1,840	\$0.34
09	ALAMO COM COLLEGE	0.149150	\$1,840	\$1,840	\$2.74
10	UNIV HEALTH SYSTEM	0.276235	\$1,840	\$1,840	\$5.09
11	BEXAR COUNTY	0.277429	\$1,840	\$1,840	\$5.10
68	MEDINA VALLEY ISD	1.344190	\$1,840	\$1,840	\$24.73
79	BEXAR CO EMERG DIST #2	0.099546	\$1,840	\$1,840	\$1.83
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$1,840	\$1,840	\$0.00
Total Tax Rate:		2.188798			
Taxes w/Current Exemptions:					\$40.27
Taxes w/o Exemptions:					\$40.27

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sq.	Eff Front	Eff Depth	Market Value	Prod. Value
1	BSE	Base Rate Lot	16.4800	717868.80	0.00	0.00	\$416,610	\$1,410
2	BSE	Base Rate Lot	5.0000	217800.00	0.00	0.00	\$101,120	\$430

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2021	\$0	\$517,730	1,840	1,840	\$0	\$1,840
2020	\$0	\$505,850	1,840	1,840	\$0	\$1,840
2019	\$0	\$408,100	1,840	1,840	\$0	\$1,840
2018	\$0	\$328,560	1,840	1,840	\$0	\$1,840
2017	\$0	\$328,560	1,840	1,840	\$0	\$1,840

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	11/18/2004	SWD	Special Warranty Deed			11090	827	20040267372

2021 data current as of Jun 21 2021 1:19AM.

2020 and prior year data current as of Jun 4 2021 5:03PM

For property information, contact (210) 242-2432 or (210) 224-8511 or email.

For website information, contact (210) 242-2500.

Property Identification #: 1004575

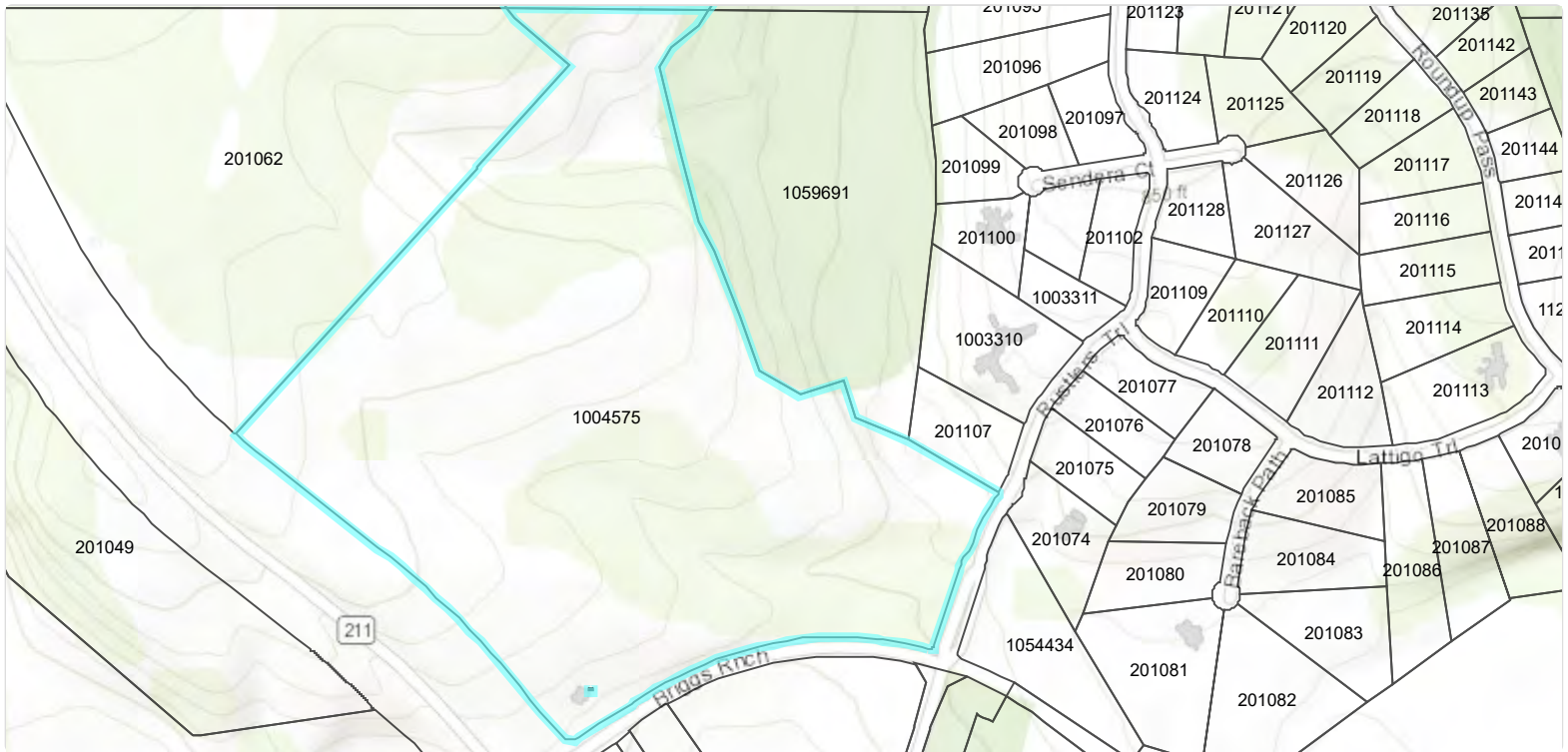
Property Information: 2021

Owner Identification #: 139288

Geo ID: 04345-000-0166
Situs: BRIGGS RANCH SAN ANTONIO, TX
Address: 78245
Property Type: Real
State Code: D1

Legal Description: CB 4345 P-16B (5.3749 AC) & P-18A (56.6306 AC) REFER TO: 04345-000-0174
Abstract: A04345
Neighborhood: NBHD code51100
Appraised Value: \$5,320.00
Jurisdictions: 08, 68, 10, 06, CAD, 11, 09, 79

Name: BRIGGS RANCH LTD
Exemptions:
DBA: Null



Bexar CAD Map Search

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Bexar CAD

Property Search > 1004575 BRIGGS RANCH LTD for Year 2021

Tax Year:

Property

Account

Property ID:	1004575	Legal Descrip on:	CB 4345 P-16B (5.3749 AC) & P-18A (56.6306 AC) REFER TO: 04345-000-0174
Geographic ID:	04345-000-0166	Zoning:	OCL
Type:	Real	Agent Code:	60001
Property Use Code:	099		
Property Use Descrip on:	VACANT LAND		

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address:	BRIGGS RANCH SAN ANTONIO, TX 78245	Mapsc0:	644F1
Neighborhood:	NBHD code51100	Map ID:	
Neighborhood CD:	51100	E-File Eligible	

Owner

Name:	BRIGGS RANCH LTD	Owner ID:	139288
Mailing Address:	13777 BRIGGS RNCH SAN ANTONIO, TX 78245-3660	% Ownership:	100.0000000000%

Exemp ons:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valua on:	+	\$1,998,710	\$5,320
(+) Timber Market Valua on:	+	\$0	\$0

(=) Market Value:	=	\$1,998,710	
(-) Ag or Timber Use Value Reduc on:	-	\$1,993,390	

(=) Appraised Value:	=	\$5,320	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$5,320	

Taxing Jurisdiction

Owner: BRIGGS RANCH LTD
 % Ownership: 100.000000000000%
 Total Value: \$1,998,710

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.023668	\$5,320	\$5,320	\$1.26
08	SA RIVER AUTH	0.018580	\$5,320	\$5,320	\$0.99
09	ALAMO COM COLLEGE	0.149150	\$5,320	\$5,320	\$7.93
10	UNIV HEALTH SYSTEM	0.276235	\$5,320	\$5,320	\$14.70
11	BEXAR COUNTY	0.277429	\$5,320	\$5,320	\$14.76
68	MEDINA VALLEY ISD	1.344190	\$5,320	\$5,320	\$71.51
79	BEXAR CO EMERG DIST #2	0.099546	\$5,320	\$5,320	\$5.30
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$5,320	\$5,320	\$0.00
Total Tax Rate:		2.188798			
Taxes w/Current Exemptions:					\$116.45
Taxes w/o Exemptions:					\$116.45

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sq.	Eff Front	Eff Depth	Market Value	Prod. Value
1	RES	R/1 Family not Farm Single	62.0055	2700959.58	0.00	0.00	\$1,998,710	\$5,320

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2021	\$0	\$1,998,710	5,320	5,320	\$0	\$5,320
2020	\$0	\$1,998,710	5,320	5,320	\$0	\$5,320
2019	\$0	\$1,782,630	5,320	5,320	\$0	\$5,320
2018	\$0	\$1,836,650	5,320	5,320	\$0	\$5,320
2017	\$0	\$1,728,610	5,320	5,320	\$0	\$5,320

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	11/18/2004	SWD	Special Warranty Deed			11090	827	20040267372

2021 data current as of Jun 21 2021 1:19AM.

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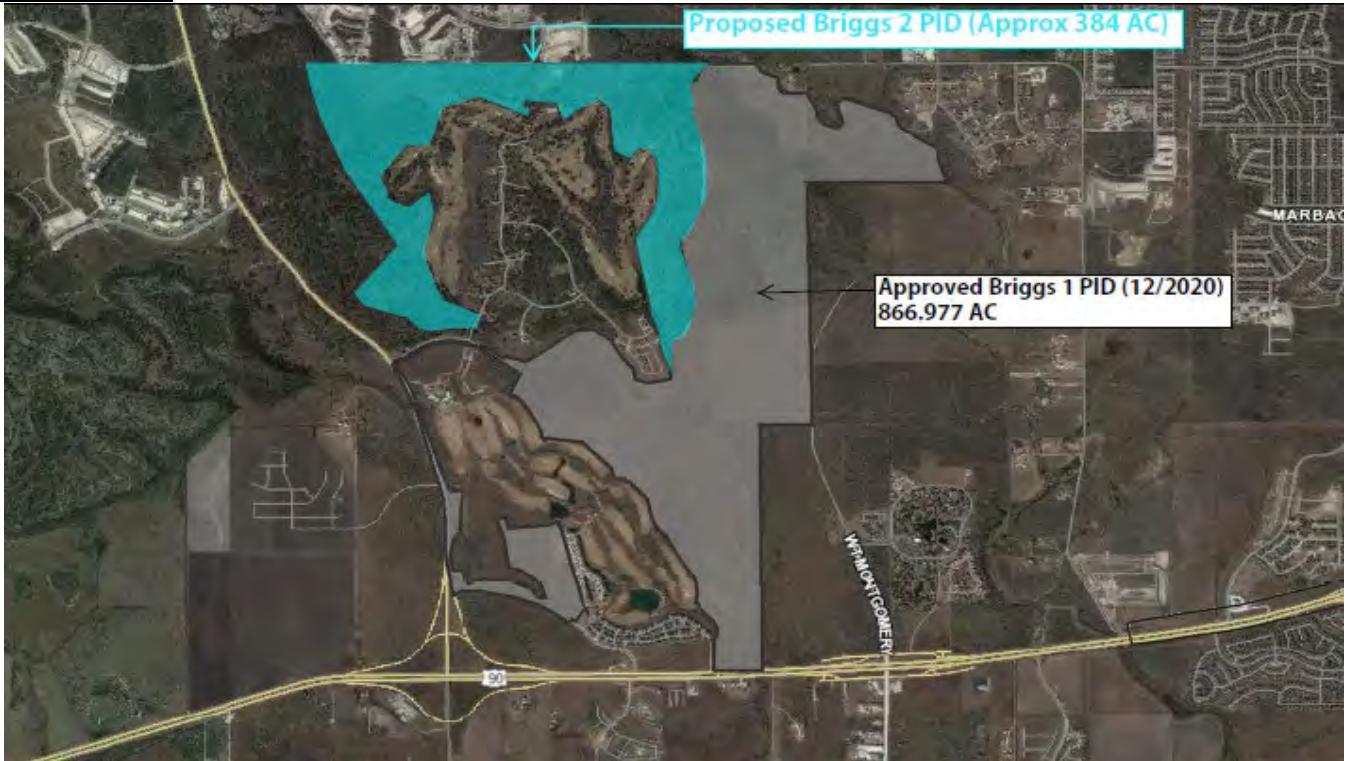
For property information, contact (210) 242-2432 or (210) 224-8511 or email.

For website information, contact (210) 242-2500.

Briggs Ranch II PID

PROPERTY DETAILS:

Property Location: North of Potranco Road, East of Hwy 211
Acreage: Approximately 384.35
Property Owner: Briggs Ranch Ltd./Gilbert Hodge
City Council District: Within CoSA ETJ but closest to District 4 (CW Rocha Garcia)



PID Highlights:

- Petition Filed with Bexar County: May 14, 2021
- Single-Family Residential Development (1300 lots) with potential 3-acre Commercial Pad along Groesenbacher
- Necessary to finance certain public improvements and infrastructure costs including roadways, traffic signals, parkland, landscaping, erosion control, water, sanitary sewer and storm water improvements
 - Proposed ROW Extension of Groesenbacher Road, connecting West to Hwy 211
 - Proposed Parkland Dedication: 80.45 acres (23.86 required)
- Construction Costs Grand Total: \$60,01282.21

Proposed Hearing Schedule :

- **July 13th:** Bexar County Commissioners Court for Resolution of Intent to Create
- **Sept/Oct:** Planning Commission (Work Session Briefing & Public Hearing/Formal Consideration)
- **November 4th (tentative):** City Council for Consent to Create PID
- **Nov/Dec:** Bexar County Commissioners Court for Creation Order and Board Member Appointment
- **May 2022:** Election for PID

For Discussion Purposes Only: The information contained in this document describes preliminary project information and is subject to updating and change as needed.

Exhibit 5

DRAFT

**Forestar
Briggs Ranch
Table of Contents
6/24/2021**

	Title	Page #
A	Summary	1
B	Sales Value Analysis	2-4
C	Revenue Analysis	5-7
D	Bonding Capacity Analyses	8-10
E	Schedule of Key Assumptions	11

DRAFT

Exhibit A
Forestar
Briggs Ranch
Summary
6/24/2021

I. Key Conclusions & Assumptions [a]	
Capital Tax Rate - First 5 Years	\$ 0.4187
O&M Tax Rate - First 5 Years	\$ 0.1396
Total Equivalent Tax Rate - First 5 Years	\$ 0.5583
Capital Tax Rate - Remaining Term	\$ 0.4745
O&M Tax Rate - Remaining Term	\$ 0.0837
Total Equivalent Tax Rate - Remaining Term	\$ 0.5583
District Term	30
Final Year Revenue Collections to Developer	2052

Calendar Year on Tax Rolls	O&M PID Revenues	Developer Interest Reimbursements	Net Bond Proceeds	Total Revenues to Developer
2023	\$ -	\$ -	\$ -	\$ -
2024	\$ 44,323.22	\$ -	\$ -	\$ 44,323.22
2025	\$ 108,574.03	\$ 772,459.98	\$ 3,758,040.02	\$ 4,639,074.03
2026	\$ 164,377.81	\$ 122,487.35	\$ 2,214,512.65	\$ 2,501,377.81
2027	\$ 208,575.74	\$ -	\$ -	\$ 208,575.74
2028	\$ 179,009.67	\$ 993,430.31	\$ 6,263,569.69	\$ 7,436,009.67
2029	\$ 225,717.39	\$ 333,187.92	\$ 3,336,312.08	\$ 3,895,217.39
2030	\$ 266,893.16	\$ 379,281.78	\$ 2,880,218.22	\$ 3,526,393.16
2031	\$ 315,211.38	\$ -	\$ 3,813,000.00	\$ 4,128,211.38
2032	\$ 321,515.61	\$ -	\$ -	\$ 321,515.61
2033	\$ 327,945.92	\$ -	\$ -	\$ 327,945.92
2034	\$ 334,504.84	\$ -	\$ -	\$ 334,504.84
2035	\$ 341,194.93	\$ -	\$ -	\$ 341,194.93
2036	\$ 348,018.83	\$ -	\$ -	\$ 348,018.83
2037	\$ 354,979.21	\$ -	\$ 3,136,500.00	\$ 3,491,479.21
2038	\$ 362,078.79	\$ -	\$ -	\$ 362,078.79
2039	\$ 369,320.37	\$ -	\$ -	\$ 369,320.37
2040	\$ 376,706.78	\$ -	\$ -	\$ 376,706.78
2041	\$ 384,240.91	\$ -	\$ -	\$ 384,240.91
2042	\$ 391,925.73	\$ -	\$ 2,911,000.00	\$ 3,302,925.73
2043	\$ 399,764.25	\$ -	\$ -	\$ 399,764.25
2044	\$ 407,759.53	\$ -	\$ -	\$ 407,759.53
2045	\$ 415,914.72	\$ -	\$ -	\$ 415,914.72
2046	\$ 424,233.02	\$ -	\$ -	\$ 424,233.02
2047	\$ 432,717.68	\$ -	\$ 3,218,500.00	\$ 3,651,217.68
2048	\$ 441,372.03	\$ -	\$ -	\$ 441,372.03
2049	\$ 450,199.47	\$ -	\$ -	\$ 450,199.47
2050	\$ 459,203.46	\$ -	\$ -	\$ 459,203.46
2051	\$ 468,387.53	\$ -	\$ -	\$ 468,387.53
2052	\$ 477,755.28	\$ -	\$ 3,567,000.00	\$ 4,044,755.28
Total	\$ 9,802,421.27	\$ 2,600,847.34	\$ 35,098,652.66	\$ 47,501,921.27

Footnotes:

[a] For illustration purposes only. Amount subject to change.

DRAFT

Year Number	1	2	3	4	5	6	7	8	9	10
Calendar Year of Construction	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Calendar Year on Tax Rolls - Due 1/31/XXXX [a]	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032

I. Home Sales [b]		Total	1	2	3	4	5	6	7	8	9	10
SFD 40's	537	-	11	52	110	87	54	110	113	-	-	-
SFD 45's	71	-	13	-	21	23	14	-	-	-	-	-
SFD 50's	295	-	76	73	30	-	116	-	-	-	-	-
SFD 60's	316	-	-	50	-	10	42	76	37	101	-	-
SFD 70's	24	-	24	-	-	-	-	-	-	-	-	-
SFD 100's	57	-	-	-	-	-	-	-	9	48	-	-
Total	1,300	-	124	175	161	120	226	186	159	149	-	-
Cumulative Home Sales	1,300	-	124	299	460	580	806	992	1,151	1,300	1,300	1,300

II. Sales per Unit [c]		1	2	3	4	5	6	7	8	9	10
SFD 40's		\$ 230,000	\$ 235,000	\$ 240,000	\$ 245,000	\$ 250,000	\$ 255,000	\$ 260,000	\$ 265,000	\$ 270,000	\$ 275,000
SFD 45's		\$ 235,000	\$ 240,000	\$ 245,000	\$ 250,000	\$ 255,000	\$ 260,000	\$ 265,000	\$ 270,000	\$ 275,000	\$ 281,000
SFD 50's		\$ 260,000	\$ 265,000	\$ 270,000	\$ 275,000	\$ 281,000	\$ 287,000	\$ 293,000	\$ 299,000	\$ 305,000	\$ 311,000
SFD 60's		\$ 300,000	\$ 306,000	\$ 312,000	\$ 318,000	\$ 324,000	\$ 330,000	\$ 337,000	\$ 344,000	\$ 351,000	\$ 358,000
SFD 70's		\$ 310,000	\$ 316,000	\$ 322,000	\$ 328,000	\$ 335,000	\$ 342,000	\$ 349,000	\$ 356,000	\$ 363,000	\$ 370,000
SFD 100's		\$ 330,000	\$ 337,000	\$ 344,000	\$ 351,000	\$ 358,000	\$ 365,000	\$ 372,000	\$ 379,000	\$ 387,000	\$ 395,000

III. Home Sales Revenue		Total	1	2	3	4	5	6	7	8	9	10
SFD 40's	\$ 136,080,000	\$ -	\$ 2,585,000	\$ 12,480,000	\$ 26,950,000	\$ 21,750,000	\$ 13,770,000	\$ 28,600,000	\$ 29,945,000	\$ -	\$ -	\$ -
SFD 45's	\$ 17,875,000	\$ -	\$ 3,120,000	\$ -	\$ 5,250,000	\$ 5,865,000	\$ 3,640,000	\$ -	\$ -	\$ -	\$ -	\$ -
SFD 50's	\$ 81,392,000	\$ -	\$ 20,140,000	\$ 19,710,000	\$ 8,250,000	\$ -	\$ 33,292,000	\$ -	\$ -	\$ -	\$ -	\$ -
SFD 60's	\$ 106,491,000	\$ -	\$ -	\$ 15,600,000	\$ -	\$ 3,240,000	\$ 13,860,000	\$ 25,612,000	\$ 12,728,000	\$ 35,451,000	\$ -	\$ -
SFD 70's	\$ 7,584,000	\$ -	\$ 7,584,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SFD 100's	\$ 21,987,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,411,000	\$ 18,576,000	\$ -	\$ -
Total Property Value	\$ 371,409,000	\$ -	\$ 33,429,000	\$ 47,790,000	\$ 40,450,000	\$ 30,855,000	\$ 64,562,000	\$ 54,212,000	\$ 46,084,000	\$ 54,027,000	\$ -	\$ -
Total Cumulative Property Value [c]	\$ 600,546,085	\$ -	\$ 33,429,000	\$ 81,887,580	\$ 123,975,332	\$ 157,309,838	\$ 225,018,035	\$ 283,730,396	\$ 335,489,004	\$ 396,225,784	\$ 404,150,299	\$ -

Footnotes:

[a] For purposes of this analysis, it has been assumed that value additions will appear on the tax rolls 2 year following sale.

[b] Assumes 100% of homes built will be sold in the same year as lot sale.

[c] Assumes 2.0% annual inflation.

DRAFT

Year Number	11	12	13	14	15	16	17	18	19	20
Calendar Year of Construction	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Calendar Year on Tax Rolls - Due 1/31/XXXX [a]	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042

I. Home Sales [b]	Total										
SFD 40's	537	-	-	-	-	-	-	-	-	-	-
SFD 45's	71	-	-	-	-	-	-	-	-	-	-
SFD 50's	295	-	-	-	-	-	-	-	-	-	-
SFD 60's	316	-	-	-	-	-	-	-	-	-	-
SFD 70's	24	-	-	-	-	-	-	-	-	-	-
SFD 100's	57	-	-	-	-	-	-	-	-	-	-
Total	1,300	-	-	-	-	-	-	-	-	-	-
Cumulative Home Sales	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300

II. Sales per Unit [c]											
SFD 40's	\$ 281,000	\$ 287,000	\$ 293,000	\$ 299,000	\$ 305,000	\$ 311,000	\$ 317,000	\$ 323,000	\$ 329,000	\$ 336,000	\$ 343,000
SFD 45's	\$ 287,000	\$ 293,000	\$ 299,000	\$ 305,000	\$ 311,000	\$ 317,000	\$ 323,000	\$ 329,000	\$ 336,000	\$ 343,000	\$ 350,000
SFD 50's	\$ 317,000	\$ 323,000	\$ 329,000	\$ 336,000	\$ 343,000	\$ 350,000	\$ 357,000	\$ 364,000	\$ 371,000	\$ 378,000	\$ 385,000
SFD 60's	\$ 365,000	\$ 372,000	\$ 379,000	\$ 387,000	\$ 395,000	\$ 403,000	\$ 411,000	\$ 419,000	\$ 427,000	\$ 436,000	\$ 445,000
SFD 70's	\$ 377,000	\$ 385,000	\$ 393,000	\$ 401,000	\$ 409,000	\$ 417,000	\$ 425,000	\$ 434,000	\$ 443,000	\$ 452,000	\$ 463,000
SFD 100's	\$ 403,000	\$ 411,000	\$ 419,000	\$ 427,000	\$ 436,000	\$ 445,000	\$ 454,000	\$ 463,000	\$ 472,000	\$ 481,000	\$ 491,000

III. Home Sales Revenue	Total										
SFD 40's	\$ 136,080,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SFD 45's	\$ 17,875,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SFD 50's	\$ 81,392,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SFD 60's	\$ 106,491,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SFD 70's	\$ 7,584,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SFD 100's	\$ 21,987,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Property Value	\$ 371,409,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Cumulative Property Value [c]	\$ 600,546,085	\$ 412,233,305	\$ 420,477,971	\$ 428,887,531	\$ 437,465,281	\$ 446,214,587	\$ 455,138,879	\$ 464,241,656	\$ 473,526,490	\$ 482,997,019	\$ 492,656,960

Footnotes:

[a] For purposes of this analysis, it has been assumed that value additions will appear on the tax rolls 2 year following sale.

[b] Assumes 100% of homes built will be sold in the same year as lot sale.

[c] Assumes 2.0% annual inflation.

DRAFT

Year Number	21	22	23	24	25	26	27	28	29	30
Calendar Year of Construction	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Calendar Year on Tax Rolls - Due 1/31/XXXX [a]	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052

I. Home Sales [b]		Total	21	22	23	24	25	26	27	28	29	30
SFD 40's	537	-	-	-	-	-	-	-	-	-	-	-
SFD 45's	71	-	-	-	-	-	-	-	-	-	-	-
SFD 50's	295	-	-	-	-	-	-	-	-	-	-	-
SFD 60's	316	-	-	-	-	-	-	-	-	-	-	-
SFD 70's	24	-	-	-	-	-	-	-	-	-	-	-
SFD 100's	57	-	-	-	-	-	-	-	-	-	-	-
Total	1,300	-	-	-	-	-	-	-	-	-	-	-
Cumulative Home Sales	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300

II. Sales per Unit [c]		21	22	23	24	25	26	27	28	29	30
SFD 40's	\$	343,000	\$ 350,000	\$ 357,000	\$ 364,000	\$ 371,000	\$ 378,000	\$ 386,000	\$ 394,000	\$ 402,000	\$ 410,000
SFD 45's	\$	350,000	\$ 357,000	\$ 364,000	\$ 371,000	\$ 378,000	\$ 386,000	\$ 394,000	\$ 402,000	\$ 410,000	\$ 418,000
SFD 50's	\$	386,000	\$ 394,000	\$ 402,000	\$ 410,000	\$ 418,000	\$ 426,000	\$ 435,000	\$ 444,000	\$ 453,000	\$ 462,000
SFD 60's	\$	445,000	\$ 454,000	\$ 463,000	\$ 472,000	\$ 481,000	\$ 491,000	\$ 501,000	\$ 511,000	\$ 521,000	\$ 531,000
SFD 70's	\$	461,000	\$ 470,000	\$ 479,000	\$ 489,000	\$ 499,000	\$ 509,000	\$ 519,000	\$ 529,000	\$ 540,000	\$ 551,000
SFD 100's	\$	491,000	\$ 501,000	\$ 511,000	\$ 521,000	\$ 531,000	\$ 542,000	\$ 553,000	\$ 564,000	\$ 575,000	\$ 587,000

III. Home Sales Revenue		Total	21	22	23	24	25	26	27	28	29	30
SFD 40's	\$	136,080,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SFD 45's	\$	17,875,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SFD 50's	\$	81,392,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SFD 60's	\$	106,491,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SFD 70's	\$	7,584,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SFD 100's	\$	21,987,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Property Value	\$	371,409,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Cumulative Property Value [c]	\$	600,546,085	\$ 502,510,099	\$ 512,560,301	\$ 522,811,507	\$ 533,267,737	\$ 543,933,092	\$ 554,811,754	\$ 565,907,989	\$ 577,226,149	\$ 588,770,671	\$ 600,546,085

Footnotes:

[a] For purposes of this analysis, it has been assumed that value additions will appear on the tax rolls 2 year following sale.

[b] Assumes 100% of homes built will be sold in the same year as lot sale.

[c] Assumes 2.0% annual inflation.

DRAFT

Year Number	1	2	3	4	5	6	7	8	9	10
Calendar Year of Construction	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Calendar Year on Tax Rolls - Due 1/31/XXXX [a]	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032

I. Cumulative Home Value [b]	Total											
SFD 40's	\$ 220,126,150	\$ -	\$ 2,585,000	\$ 15,116,700	\$ 42,369,034	\$ 64,966,415	\$ 80,035,743	\$ 110,236,458	\$ 142,386,187	\$ 145,233,911	\$ 148,138,589	
SFD 45's	\$ 29,694,306	\$ -	\$ 3,120,000	\$ 3,182,400	\$ 8,496,048	\$ 14,530,969	\$ 18,461,588	\$ 18,830,820	\$ 19,207,437	\$ 19,591,585	\$ 19,983,417	
SFD 50's	\$ 136,060,752	\$ -	\$ 20,140,000	\$ 40,252,800	\$ 49,307,856	\$ 50,294,013	\$ 84,591,893	\$ 86,283,731	\$ 88,009,406	\$ 89,769,594	\$ 91,564,986	
SFD 60's	\$ 168,032,593	\$ -	\$ -	\$ 15,600,000	\$ 15,912,000	\$ 19,470,240	\$ 33,719,645	\$ 60,006,038	\$ 73,934,158	\$ 110,863,842	\$ 113,081,118	
SFD 70's	\$ 13,203,928	\$ -	\$ 7,584,000	\$ 7,735,680	\$ 7,890,394	\$ 8,048,201	\$ 8,209,166	\$ 8,373,349	\$ 8,540,816	\$ 8,711,632	\$ 8,885,865	
SFD 100's	\$ 33,428,355	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,411,000	\$ 22,055,220	\$ 22,496,324	
Cumulative Home Value	\$ 600,546,085	\$ -	\$ 33,429,000	\$ 81,887,580	\$ 123,975,332	\$ 157,309,838	\$ 225,018,035	\$ 283,730,396	\$ 335,489,004	\$ 396,225,784	\$ 404,150,299	

II. Capital Revenues	Total											
Capital Rate per \$100 AV		\$ 0.4187	\$ 0.4187	\$ 0.4187	\$ 0.4187	\$ 0.4187	\$ 0.4745	\$ 0.4745	\$ 0.4745	\$ 0.4745	\$ 0.4745	\$ 0.4745
SFD 40's	\$ 20,915,948	\$ -	\$ 10,823	\$ 63,294	\$ 177,400	\$ 272,016	\$ 379,793	\$ 523,105	\$ 675,664	\$ 689,178	\$ 702,961	
SFD 45's	\$ 2,928,839	\$ -	\$ 13,064	\$ 13,325	\$ 35,573	\$ 60,842	\$ 87,606	\$ 89,358	\$ 91,145	\$ 92,968	\$ 94,827	
SFD 50's	\$ 13,527,296	\$ -	\$ 84,327	\$ 168,539	\$ 206,453	\$ 210,582	\$ 401,413	\$ 409,442	\$ 417,631	\$ 425,983	\$ 434,503	
SFD 60's	\$ 15,370,553	\$ -	\$ -	\$ 65,318	\$ 66,624	\$ 81,522	\$ 160,010	\$ 284,746	\$ 350,839	\$ 526,082	\$ 536,603	
SFD 70's	\$ 1,378,617	\$ -	\$ 31,754	\$ 32,389	\$ 33,037	\$ 33,698	\$ 38,955	\$ 39,734	\$ 40,529	\$ 41,339	\$ 42,166	
SFD 100's	\$ 2,873,258	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,186	\$ 104,659	\$ 106,752	
Total Capital Revenues	\$ 56,994,511	\$ -	\$ 139,968	\$ 342,865	\$ 519,088	\$ 658,660	\$ 1,067,777	\$ 1,346,384	\$ 1,591,994	\$ 1,880,208	\$ 1,917,812	
Total Capital Revenues Collected @ 95.0%	\$ 54,144,785	\$ -	\$ 132,970	\$ 325,722	\$ 493,133	\$ 625,727	\$ 1,014,388	\$ 1,279,065	\$ 1,512,395	\$ 1,786,198	\$ 1,821,922	
NPV @ 8.50%	\$ 13,904,114											

III. O&M Revenues	Total											
O&M Rate per \$100 AV [c]		\$ 0.1396	\$ 0.1396	\$ 0.1396	\$ 0.1396	\$ 0.1396	\$ 0.0837	\$ 0.0837	\$ 0.0837	\$ 0.0837	\$ 0.0837	\$ 0.0837
SFD 40's	\$ 3,773,173	\$ -	\$ 3,608	\$ 21,098	\$ 59,133	\$ 90,672	\$ 67,022	\$ 92,313	\$ 119,235	\$ 121,620	\$ 124,052	
SFD 45's	\$ 536,117	\$ -	\$ 4,355	\$ 4,442	\$ 11,858	\$ 20,281	\$ 15,460	\$ 15,769	\$ 16,084	\$ 16,406	\$ 16,734	
SFD 50's	\$ 2,492,253	\$ -	\$ 28,109	\$ 56,180	\$ 68,818	\$ 70,194	\$ 70,838	\$ 72,254	\$ 73,700	\$ 75,174	\$ 76,677	
SFD 60's	\$ 2,745,935	\$ -	\$ -	\$ 21,773	\$ 22,208	\$ 27,174	\$ 28,237	\$ 50,249	\$ 61,913	\$ 92,838	\$ 94,695	
SFD 70's	\$ 263,815	\$ -	\$ 10,585	\$ 10,796	\$ 11,012	\$ 11,233	\$ 6,874	\$ 7,012	\$ 7,152	\$ 7,295	\$ 7,441	
SFD 100's	\$ 507,045	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,856	\$ 18,469	\$ 18,839	
Total O&M Revenues	\$ 10,318,338	\$ -	\$ 46,656	\$ 114,288	\$ 173,029	\$ 219,553	\$ 188,431	\$ 237,597	\$ 280,940	\$ 331,801	\$ 338,437	
Total O&M Revenues Collected @ 95.0%	\$ 9,802,421	\$ -	\$ 44,323	\$ 108,574	\$ 164,378	\$ 208,576	\$ 179,010	\$ 225,717	\$ 266,893	\$ 315,211	\$ 321,516	

Footnotes:

[a] For purposes of this analysis, it has been assumed that value additions will appear on the tax rolls 2 year following construction.

[b] Assumes 100% of homes built will be sold in the same year as lot sale.

[c] Assumes O&M is collected at a rate of \$0.1396 for the first 5 years, and \$0.0837 for the remaining years. Actual rate is subject to change.

DRAFT

Year Number	11	12	13	14	15	16	17	18	19	20
Calendar Year of Construction	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Calendar Year on Tax Rolls - Due 1/31/XXXX [a]	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042

I. Cumulative Home Value [b]	Total											
SFD 40's	\$ 220,126,150	\$ 151,101,361	\$ 154,123,388	\$ 157,205,856	\$ 160,349,973	\$ 163,556,972	\$ 166,828,112	\$ 170,164,674	\$ 173,567,967	\$ 177,039,327	\$ 180,580,113	
SFD 45's	\$ 29,694,306	\$ 20,383,085	\$ 20,790,747	\$ 21,206,562	\$ 21,630,693	\$ 22,063,307	\$ 22,504,573	\$ 22,954,665	\$ 23,413,758	\$ 23,882,033	\$ 24,359,674	
SFD 50's	\$ 136,060,752	\$ 93,396,286	\$ 95,264,211	\$ 97,169,496	\$ 99,112,885	\$ 101,095,143	\$ 103,117,046	\$ 105,179,387	\$ 107,282,975	\$ 109,428,634	\$ 111,617,207	
SFD 60's	\$ 168,032,593	\$ 115,342,741	\$ 117,649,596	\$ 120,002,588	\$ 122,402,639	\$ 124,850,692	\$ 127,347,706	\$ 129,894,660	\$ 132,492,553	\$ 135,142,404	\$ 137,845,252	
SFD 70's	\$ 13,203,928	\$ 9,063,582	\$ 9,244,854	\$ 9,429,751	\$ 9,618,346	\$ 9,810,713	\$ 10,006,927	\$ 10,207,065	\$ 10,411,207	\$ 10,619,431	\$ 10,831,820	
SFD 100's	\$ 33,428,355	\$ 22,946,251	\$ 23,405,176	\$ 23,873,279	\$ 24,350,745	\$ 24,837,760	\$ 25,334,515	\$ 25,841,205	\$ 26,358,030	\$ 26,885,190	\$ 27,422,894	
Cumulative Home Value	\$ 600,546,085	\$ 412,233,305	\$ 420,477,971	\$ 428,887,531	\$ 437,465,281	\$ 446,214,587	\$ 455,138,879	\$ 464,241,656	\$ 473,526,490	\$ 482,997,019	\$ 492,656,960	

II. Capital Revenues	Total											
Capital Rate per \$100 AV		\$ 0.4745	\$ 0.4745	\$ 0.4745	\$ 0.4745	\$ 0.4745	\$ 0.4745	\$ 0.4745	\$ 0.4745	\$ 0.4745	\$ 0.4745	\$ 0.4745
SFD 40's	\$ 20,915,948	\$ 717,021	\$ 731,361	\$ 745,988	\$ 760,908	\$ 776,126	\$ 791,649	\$ 807,482	\$ 823,631	\$ 840,104	\$ 856,906	
SFD 45's	\$ 2,928,839	\$ 96,724	\$ 98,658	\$ 100,631	\$ 102,644	\$ 104,697	\$ 106,791	\$ 108,927	\$ 111,105	\$ 113,327	\$ 115,594	
SFD 50's	\$ 13,527,296	\$ 443,193	\$ 452,057	\$ 461,098	\$ 470,320	\$ 479,726	\$ 489,321	\$ 499,107	\$ 509,089	\$ 519,271	\$ 529,657	
SFD 60's	\$ 15,370,553	\$ 547,335	\$ 558,282	\$ 569,448	\$ 580,837	\$ 592,453	\$ 604,302	\$ 616,388	\$ 628,716	\$ 641,291	\$ 654,116	
SFD 70's	\$ 1,378,617	\$ 43,009	\$ 43,870	\$ 44,747	\$ 45,642	\$ 46,555	\$ 47,486	\$ 48,436	\$ 49,404	\$ 50,392	\$ 51,400	
SFD 100's	\$ 2,873,258	\$ 108,887	\$ 111,064	\$ 113,286	\$ 115,551	\$ 117,862	\$ 120,220	\$ 122,624	\$ 125,077	\$ 127,578	\$ 130,130	
Total Capital Revenues	\$ 56,994,511	\$ 1,956,169	\$ 1,995,292	\$ 2,035,198	\$ 2,075,902	\$ 2,117,420	\$ 2,159,768	\$ 2,202,964	\$ 2,247,023	\$ 2,291,963	\$ 2,337,803	
Total Capital Revenues Collected @ 95.0%	\$ 54,144,785	\$ 1,858,360	\$ 1,895,527	\$ 1,933,438	\$ 1,972,107	\$ 2,011,549	\$ 2,051,780	\$ 2,092,815	\$ 2,134,672	\$ 2,177,365	\$ 2,220,912	
NPV @ 8.50%	\$ 13,904,114											

III. O&M Revenues	Total											
O&M Rate per \$100 AV [c]		\$ 0.0837	\$ 0.0837	\$ 0.0837	\$ 0.0837	\$ 0.0837	\$ 0.0837	\$ 0.0837	\$ 0.0837	\$ 0.0837	\$ 0.0837	\$ 0.0837
SFD 40's	\$ 3,773,173	\$ 126,533	\$ 129,064	\$ 131,645	\$ 134,278	\$ 136,963	\$ 139,703	\$ 142,497	\$ 145,347	\$ 148,254	\$ 151,219	
SFD 45's	\$ 536,117	\$ 17,069	\$ 17,410	\$ 17,758	\$ 18,114	\$ 18,476	\$ 18,845	\$ 19,222	\$ 19,607	\$ 19,999	\$ 20,399	
SFD 50's	\$ 2,492,253	\$ 78,211	\$ 79,775	\$ 81,370	\$ 82,998	\$ 84,658	\$ 86,351	\$ 88,078	\$ 89,839	\$ 91,636	\$ 93,469	
SFD 60's	\$ 2,745,935	\$ 96,589	\$ 98,520	\$ 100,491	\$ 102,501	\$ 104,551	\$ 106,642	\$ 108,774	\$ 110,950	\$ 113,169	\$ 115,432	
SFD 70's	\$ 263,815	\$ 7,590	\$ 7,742	\$ 7,897	\$ 8,054	\$ 8,216	\$ 8,380	\$ 8,547	\$ 8,718	\$ 8,893	\$ 9,071	
SFD 100's	\$ 507,045	\$ 19,215	\$ 19,600	\$ 19,992	\$ 20,391	\$ 20,799	\$ 21,215	\$ 21,640	\$ 22,072	\$ 22,514	\$ 22,964	
Total O&M Revenues	\$ 10,318,338	\$ 345,206	\$ 352,110	\$ 359,153	\$ 366,336	\$ 373,662	\$ 381,136	\$ 388,758	\$ 396,533	\$ 404,464	\$ 412,553	
Total O&M Revenues Collected @ 95.0%	\$ 9,802,421	\$ 327,946	\$ 334,505	\$ 341,195	\$ 348,019	\$ 354,979	\$ 362,079	\$ 369,320	\$ 376,707	\$ 384,241	\$ 391,926	

Footnotes:

[a] For purposes of this analysis, it has been assumed that value additions will appear on the tax rolls 2 year following construction.

[b] Assumes 100% of homes built will be sold in the same year as lot sale.

[c] Assumes O&M is collected at a rate of \$0.1396 for the first 5 years, and \$0.0837 for the remaining years. Actual rate is subject to change.

DRAFT

Year Number	21	22	23	24	25	26	27	28	29	30
Calendar Year of Construction	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Calendar Year on Tax Rolls - Due 1/31/XXXX [a]	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052

I. Cumulative Home Value [b]	Total										
SFD 40's	\$ 220,126,150	\$ 184,191,716	\$ 187,875,550	\$ 191,633,061	\$ 195,465,722	\$ 199,375,037	\$ 203,362,537	\$ 207,429,788	\$ 211,578,384	\$ 215,809,951	\$ 220,126,150
SFD 45's	\$ 29,694,306	\$ 24,846,867	\$ 25,343,805	\$ 25,850,681	\$ 26,367,694	\$ 26,895,048	\$ 27,432,949	\$ 27,981,608	\$ 28,541,240	\$ 29,112,065	\$ 29,694,306
SFD 50's	\$ 136,060,752	\$ 113,849,551	\$ 116,126,542	\$ 118,449,073	\$ 120,818,054	\$ 123,234,415	\$ 125,699,104	\$ 128,213,086	\$ 130,777,347	\$ 133,392,894	\$ 136,060,752
SFD 60's	\$ 168,032,593	\$ 140,602,157	\$ 143,414,201	\$ 146,282,485	\$ 149,208,134	\$ 152,192,297	\$ 155,236,143	\$ 158,340,866	\$ 161,507,683	\$ 164,737,837	\$ 168,032,593
SFD 70's	\$ 13,203,928	\$ 11,048,456	\$ 11,269,425	\$ 11,494,814	\$ 11,724,710	\$ 11,959,204	\$ 12,198,388	\$ 12,442,356	\$ 12,691,203	\$ 12,945,027	\$ 13,203,928
SFD 100's	\$ 33,428,355	\$ 27,971,352	\$ 28,530,779	\$ 29,101,394	\$ 29,683,422	\$ 30,277,091	\$ 30,882,633	\$ 31,500,285	\$ 32,130,291	\$ 32,772,897	\$ 33,428,355
Cumulative Home Value	\$ 600,546,085	\$ 502,510,099	\$ 512,560,301	\$ 522,811,507	\$ 533,267,737	\$ 543,933,092	\$ 554,811,754	\$ 565,907,989	\$ 577,226,149	\$ 588,770,671	\$ 600,546,085

II. Capital Revenues	Total										
Capital Rate per \$100 AV	\$ 0.4745	\$ 0.4745	\$ 0.4745	\$ 0.4745	\$ 0.4745	\$ 0.4745	\$ 0.4745	\$ 0.4745	\$ 0.4745	\$ 0.4745	\$ 0.4745
SFD 40's	\$ 20,915,948	\$ 874,044	\$ 891,525	\$ 909,355	\$ 927,543	\$ 946,093	\$ 965,015	\$ 984,316	\$ 1,004,002	\$ 1,024,082	\$ 1,044,564
SFD 45's	\$ 2,928,839	\$ 117,906	\$ 120,264	\$ 122,669	\$ 125,122	\$ 127,625	\$ 130,177	\$ 132,781	\$ 135,437	\$ 138,145	\$ 140,908
SFD 50's	\$ 13,527,296	\$ 540,250	\$ 551,055	\$ 562,076	\$ 573,317	\$ 584,784	\$ 596,479	\$ 608,409	\$ 620,577	\$ 632,989	\$ 645,648
SFD 60's	\$ 15,370,553	\$ 667,199	\$ 680,543	\$ 694,154	\$ 708,037	\$ 722,197	\$ 736,641	\$ 751,374	\$ 766,402	\$ 781,730	\$ 797,364
SFD 70's	\$ 1,378,617	\$ 52,428	\$ 53,477	\$ 54,546	\$ 55,637	\$ 56,750	\$ 57,885	\$ 59,043	\$ 60,224	\$ 61,428	\$ 62,657
SFD 100's	\$ 2,873,258	\$ 132,732	\$ 135,387	\$ 138,095	\$ 140,857	\$ 143,674	\$ 146,547	\$ 149,478	\$ 152,468	\$ 155,517	\$ 158,627
Total Capital Revenues	\$ 56,994,511	\$ 2,384,559	\$ 2,432,250	\$ 2,480,895	\$ 2,530,513	\$ 2,581,123	\$ 2,632,745	\$ 2,685,400	\$ 2,739,108	\$ 2,793,891	\$ 2,849,768
Total Capital Revenues Collected @ 95.0%	\$ 54,144,785	\$ 2,265,331	\$ 2,310,637	\$ 2,356,850	\$ 2,403,987	\$ 2,452,067	\$ 2,501,108	\$ 2,551,130	\$ 2,602,153	\$ 2,654,196	\$ 2,707,280
NPV @ 8.50%	\$ 13,904,114										

III. O&M Revenues	Total										
O&M Rate per \$100 AV [c]	\$ 0.0837	\$ 0.0837	\$ 0.0837	\$ 0.0837	\$ 0.0837	\$ 0.0837	\$ 0.0837	\$ 0.0837	\$ 0.0837	\$ 0.0837	\$ 0.0837
SFD 40's	\$ 3,773,173	\$ 154,243	\$ 157,328	\$ 160,474	\$ 163,684	\$ 166,958	\$ 170,297	\$ 173,703	\$ 177,177	\$ 180,720	\$ 184,335
SFD 45's	\$ 536,117	\$ 20,807	\$ 21,223	\$ 21,647	\$ 22,080	\$ 22,522	\$ 22,972	\$ 23,432	\$ 23,901	\$ 24,379	\$ 24,866
SFD 50's	\$ 2,492,253	\$ 95,338	\$ 97,245	\$ 99,190	\$ 101,174	\$ 103,197	\$ 105,261	\$ 107,366	\$ 109,514	\$ 111,704	\$ 113,938
SFD 60's	\$ 2,745,935	\$ 117,741	\$ 120,096	\$ 122,498	\$ 124,948	\$ 127,447	\$ 129,996	\$ 132,595	\$ 135,247	\$ 137,952	\$ 140,711
SFD 70's	\$ 263,815	\$ 9,252	\$ 9,437	\$ 9,626	\$ 9,818	\$ 10,015	\$ 10,215	\$ 10,419	\$ 10,628	\$ 10,840	\$ 11,057
SFD 100's	\$ 507,045	\$ 23,423	\$ 23,892	\$ 24,370	\$ 24,857	\$ 25,354	\$ 25,861	\$ 26,378	\$ 26,906	\$ 27,444	\$ 27,993
Total O&M Revenues	\$ 10,318,338	\$ 420,804	\$ 429,221	\$ 437,805	\$ 446,561	\$ 455,492	\$ 464,602	\$ 473,894	\$ 483,372	\$ 493,040	\$ 502,900
Total O&M Revenues Collected @ 95.0%	\$ 9,802,421	\$ 399,764	\$ 407,760	\$ 415,915	\$ 424,233	\$ 432,718	\$ 441,372	\$ 450,199	\$ 459,203	\$ 468,388	\$ 477,755

Footnotes:

[a] For purposes of this analysis, it has been assumed that value additions will appear on the tax rolls 2 year following construction.

[b] Assumes 100% of homes built will be sold in the same year as lot sale.

[c] Assumes O&M is collected at a rate of \$0.1396 for the first 5 years, and \$0.0837 for the remaining years. Actual rate is subject to change.

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Year Number	1	2	3	4	5	6	7	8	9	10
Calendar Year of Construction	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Calendar Year on Tax Rolls - Due 1/31/XXXX [a]	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032

I. Cumulative Value Additions											
SFD 40's	\$ 220,126,150	\$ -	\$ 2,585,000	\$ 15,116,700	\$ 42,369,034	\$ 64,966,415	\$ 80,035,743	\$ 110,236,458	\$ 142,386,187	\$ 145,233,911	\$ 148,138,589
SFD 45's	\$ 29,694,306	\$ -	\$ 3,120,000	\$ 3,182,400	\$ 8,496,048	\$ 14,530,969	\$ 18,461,588	\$ 18,830,820	\$ 19,207,437	\$ 19,591,585	\$ 19,983,417
SFD 50's	\$ 136,060,752	\$ -	\$ 20,140,000	\$ 40,252,800	\$ 49,307,856	\$ 50,294,013	\$ 84,591,893	\$ 86,283,731	\$ 88,009,406	\$ 89,769,594	\$ 91,564,986
SFD 60's	\$ 168,032,593	\$ -	\$ -	\$ 15,600,000	\$ 15,912,000	\$ 19,470,240	\$ 33,719,645	\$ 60,006,038	\$ 73,934,158	\$ 110,863,842	\$ 113,081,118
SFD 70's	\$ 13,203,928	\$ -	\$ 7,584,000	\$ 7,735,680	\$ 7,890,394	\$ 8,048,201	\$ 8,209,166	\$ 8,373,349	\$ 8,540,816	\$ 8,711,632	\$ 8,885,865
SFD 100's	\$ 33,428,355	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,411,000	\$ 22,055,220	\$ 22,496,324
Total	\$ 600,546,085	\$ -	\$ 33,429,000	\$ 81,887,580	\$ 123,975,332	\$ 157,309,838	\$ 225,018,035	\$ 283,730,396	\$ 335,489,004	\$ 396,225,784	\$ 404,150,299

II. Bond Assumptions and Capacity Analysis											
Tax Rate [b]	\$ 0.5583										
Bond Term [b]	30	30	30	30	30	30	30	30	30	30	
Cost of Issuance [b]	18.0%										
Debt Service Tax Rate [d]	\$ 0.4187	\$ 0.4187	\$ 0.4187	\$ 0.4187	\$ 0.4187	\$ 0.4745	\$ 0.4745	\$ 0.4745	\$ 0.4745	\$ 0.4745	
DSCR Requirement [b]	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
Maximum Value as % of AV [c]	10.00%	10.00%	10.00%	10.00%	10.00%	11.75%	11.75%	11.75%	11.75%	11.75%	
Bond Issue Date			2025	2026		2028	2029	2030	2031		
Bond Issue		First	First	Subsequent	Subsequent	Subsequent	Subsequent	Subsequent	Subsequent	Subsequent	
Annualized Revenue	-	139,968	342,865	519,088	658,660	1,067,777	1,346,384	1,591,994	1,880,208	1,917,812	
Tax Collection Rate [b]	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	
Net Annualized Revenue	\$ -	\$ 132,970	\$ 325,722	\$ 493,133	\$ 625,727	\$ 1,014,388	\$ 1,279,065	\$ 1,512,395	\$ 1,786,198	\$ 1,821,922	
Issue Bond?	NO	NO	YES	YES	NO	YES	YES	YES	YES	NO	
Bond Interest Rate	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	
Capitalized Interest (Months)	12 months	12 months	12 months	12 months	12 months	12 months	12 months	12 months	12 months	12 months	
Total Bond Capacity	\$ -	\$ 2,250,000	\$ 5,525,000	\$ 8,375,000	\$ 10,625,000	\$ 17,225,000	\$ 21,700,000	\$ 25,675,000	\$ 30,325,000	\$ 30,925,000	
Bond Issue	\$ 45,975,000	\$ -	\$ 5,525,000	\$ 2,850,000	\$ -	\$ 8,850,000	\$ 4,475,000	\$ 3,975,000	\$ 4,650,000	\$ -	
Cumulative Bond Issues	\$ 45,975,000	\$ -	\$ 5,525,000	\$ 8,375,000	\$ 8,375,000	\$ 17,225,000	\$ 21,700,000	\$ 25,675,000	\$ 30,325,000	\$ 30,325,000	
Bond Facility Reimbursement	\$ 35,098,653	\$ -	\$ -	\$ 3,758,040	\$ 2,214,513	\$ -	\$ 6,263,570	\$ 3,336,312	\$ 2,880,218	\$ 3,813,000	\$ -
Developer Interest Reimbursement (6.00%) [b]	\$ 2,600,847	\$ -	\$ -	\$ 772,460	\$ 122,487	\$ -	\$ 993,430	\$ 333,188	\$ 379,282	\$ -	\$ -
Total Reimbursement [e]	\$ 37,699,500	\$ -	\$ -	\$ 4,530,500	\$ 2,337,000	\$ -	\$ 7,257,000	\$ 3,669,500	\$ 3,259,500	\$ 3,813,000	\$ -
Cumulative Reimbursement	\$ 37,699,500	\$ -	\$ -	\$ 4,530,500	\$ 6,867,500	\$ 6,867,500	\$ 14,124,500	\$ 17,794,000	\$ 21,053,500	\$ 24,866,500	\$ 24,866,500

III. Eligible Costs											
Public Improvements for Residential Lots	\$ 60,012,283	\$ 4,735,932	\$ 11,328,464	\$ 7,040,999	\$ 4,082,912	\$ 11,985,857	\$ 6,848,648	\$ 6,669,032	\$ 7,320,439	\$ -	\$ -
Total Eligible Costs	\$ 81,677,852	\$ 4,735,932	\$ 11,328,464	\$ 7,040,999	\$ 4,082,912	\$ 19,205,402	\$ 11,535,153	\$ 11,106,264	\$ 12,642,726	\$ -	\$ -
Cumulative Eligible Costs	\$ 81,677,852	\$ 4,735,932	\$ 16,064,396	\$ 23,105,395	\$ 27,188,307	\$ 46,393,709	\$ 57,928,862	\$ 69,035,126	\$ 81,677,852	\$ 81,677,852	\$ 81,677,852

Footnotes:

- [a] For purposes of this analysis, it has been assumed that value additions will appear on the tax rolls 2 year following construction.
- [b] For illustration purposes.
- [c] Assumes a maximum value of 10.00% for the first 2 bond issuances, and a maximum value of 11.75% for all remaining bond issuances.
- [d] For purposes of this analysis, we have assumed an initial debt service allocation of 75% for the first five years. The remaining term assumes a 85% debt service allocation.
- [e] Net of Cost of Issuance.

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Year Number	11	12	13	14	15	16	17	18	19	20
Calendar Year of Construction	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Calendar Year on Tax Rolls - Due 1/31/XXXX [a]	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042

I. Cumulative Value Additions											
SFD 40's	\$ 220,126,150	\$ 151,101,361	\$ 154,123,388	\$ 157,205,856	\$ 160,349,973	\$ 163,556,972	\$ 166,828,112	\$ 170,164,674	\$ 173,567,967	\$ 177,039,327	\$ 180,580,113
SFD 45's	\$ 29,694,306	\$ 20,383,085	\$ 20,790,747	\$ 21,206,562	\$ 21,630,693	\$ 22,063,307	\$ 22,504,573	\$ 22,954,665	\$ 23,413,758	\$ 23,882,033	\$ 24,359,674
SFD 50's	\$ 136,060,752	\$ 93,396,286	\$ 95,264,211	\$ 97,169,496	\$ 99,112,885	\$ 101,095,143	\$ 103,117,046	\$ 105,179,387	\$ 107,282,975	\$ 109,428,634	\$ 111,617,207
SFD 60's	\$ 168,032,593	\$ 115,342,741	\$ 117,649,596	\$ 120,002,588	\$ 122,402,639	\$ 124,850,692	\$ 127,347,706	\$ 129,894,660	\$ 132,492,553	\$ 135,142,404	\$ 137,845,252
SFD 70's	\$ 13,203,928	\$ 9,063,582	\$ 9,244,854	\$ 9,429,751	\$ 9,618,346	\$ 9,810,713	\$ 10,006,927	\$ 10,207,065	\$ 10,411,207	\$ 10,619,431	\$ 10,831,820
SFD 100's	\$ 33,428,355	\$ 22,946,251	\$ 23,405,176	\$ 23,873,279	\$ 24,350,745	\$ 24,837,760	\$ 25,334,515	\$ 25,841,205	\$ 26,358,030	\$ 26,885,190	\$ 27,422,894
Total	\$ 600,546,085	\$ 412,233,305	\$ 420,477,971	\$ 428,887,531	\$ 437,465,281	\$ 446,214,587	\$ 455,138,879	\$ 464,241,656	\$ 473,526,490	\$ 482,997,019	\$ 492,656,960

II. Bond Assumptions and Capacity Analysis											
Tax Rate	[b] \$ 0.5583										
Bond Term	[b] 30	30	30	30	30	30	30	30	30	30	30
Cost of Issuance	[b] 18.0%										
Debt Service Tax Rate	[d]	\$ 0.4745	\$ 0.4745	\$ 0.4745	\$ 0.4745	\$ 0.4745	\$ 0.4745	\$ 0.4745	\$ 0.4745	\$ 0.4745	\$ 0.4745
DSCR Requirement	[b]	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Maximum Value as % of AV	[c]	11.75%	11.75%	11.75%	11.75%	11.75%	11.75%	11.75%	11.75%	11.75%	11.75%
Bond Issue Date											
Bond Issue		Subsequent	Subsequent	Subsequent	Subsequent	Subsequent	Subsequent	Subsequent	Subsequent	Subsequent	Subsequent
Annualized Revenue		1,956,169	1,995,292	2,035,198	2,075,902	2,117,420	2,159,768	2,202,964	2,247,023	2,291,963	2,337,803
Tax Collection Rate	[b]	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%
Net Annualized Revenue		\$ 1,858,360	\$ 1,895,527	\$ 1,933,438	\$ 1,972,107	\$ 2,011,549	\$ 2,051,780	\$ 2,092,815	\$ 2,134,672	\$ 2,177,365	\$ 2,220,912
Issue Bond?		NO	NO	NO	NO	YES	NO	NO	NO	NO	YES
Bond Interest Rate		4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
Capitalized Interest (Months)		12 months	12 months	12 months	12 months	12 months	12 months	12 months	12 months	12 months	12 months
Total Bond Capacity		\$ 31,550,000	\$ 32,175,000	\$ 32,825,000	\$ 33,475,000	\$ 34,150,000	\$ 34,825,000	\$ 35,525,000	\$ 36,250,000	\$ 36,975,000	\$ 37,700,000
Bond Issue	\$ 45,975,000	\$ -	\$ -	\$ -	\$ -	\$ 3,825,000	\$ -	\$ -	\$ -	\$ -	\$ 3,550,000
Cumulative Bond Issues	\$ 45,975,000	\$ 30,325,000	\$ 30,325,000	\$ 30,325,000	\$ 30,325,000	\$ 34,150,000	\$ 34,150,000	\$ 34,150,000	\$ 34,150,000	\$ 34,150,000	\$ 37,700,000
Bond Facility Reimbursement	\$ 35,098,653	\$ -	\$ -	\$ -	\$ -	\$ 3,136,500	\$ -	\$ -	\$ -	\$ -	\$ 2,911,000
Developer Interest Reimbursement (6.00%)	[b] \$ 2,600,847	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Reimbursement	[e] \$ 37,699,500	\$ -	\$ -	\$ -	\$ -	\$ 3,136,500	\$ -	\$ -	\$ -	\$ -	\$ 2,911,000
Cumulative Reimbursement	\$ 37,699,500	\$ 24,866,500	\$ 24,866,500	\$ 24,866,500	\$ 24,866,500	\$ 28,003,000	\$ 28,003,000	\$ 28,003,000	\$ 28,003,000	\$ 28,003,000	\$ 30,914,000

III. Eligible Costs											
Public Improvements for Residential Lots	\$ 60,012,283	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Eligible Costs	\$ 81,677,852	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cumulative Eligible Costs	\$ 81,677,852	\$ 81,677,852	\$ 81,677,852	\$ 81,677,852	\$ 81,677,852	\$ 81,677,852	\$ 81,677,852	\$ 81,677,852	\$ 81,677,852	\$ 81,677,852	\$ 81,677,852

Footnotes:

- [a] For purposes of this analysis, it has been assumed that value additions will appear on the tax rolls 2 year following construction.
- [b] For illustration purposes.
- [c] Assumes a maximum value of 10.00% for the first 2 bond issuances, and a maximum value of 11.75% for all remaining bond issuances.
- [d] For purposes of this analysis, we have assumed an initial debt service allocation of 75% for the first five years. The remaining term assumes a 85% debt service allocation.
- [e] Net of Cost of Issuance.

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Year Number	21	22	23	24	25	26	27	28	29	30
Calendar Year of Construction	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Calendar Year on Tax Rolls - Due 1/31/XXXX [a]	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052

I. Cumulative Value Additions											
SFD 40's	\$ 220,126,150	\$ 184,191,716	\$ 187,875,550	\$ 191,633,061	\$ 195,465,722	\$ 199,375,037	\$ 203,362,537	\$ 207,429,788	\$ 211,578,384	\$ 215,809,951	\$ 220,126,150
SFD 45's	\$ 29,694,306	\$ 24,846,867	\$ 25,343,805	\$ 25,850,681	\$ 26,367,694	\$ 26,895,048	\$ 27,432,949	\$ 27,981,608	\$ 28,541,240	\$ 29,112,065	\$ 29,694,306
SFD 50's	\$ 136,060,752	\$ 113,849,551	\$ 116,126,542	\$ 118,449,073	\$ 120,818,054	\$ 123,234,415	\$ 125,699,104	\$ 128,213,086	\$ 130,777,347	\$ 133,392,894	\$ 136,060,752
SFD 60's	\$ 168,032,593	\$ 140,602,157	\$ 143,414,201	\$ 146,282,485	\$ 149,208,134	\$ 152,192,297	\$ 155,236,143	\$ 158,340,866	\$ 161,507,683	\$ 164,737,837	\$ 168,032,593
SFD 70's	\$ 13,203,928	\$ 11,048,456	\$ 11,269,425	\$ 11,494,814	\$ 11,724,710	\$ 11,959,204	\$ 12,198,388	\$ 12,442,356	\$ 12,691,203	\$ 12,945,027	\$ 13,203,928
SFD 100's	\$ 33,428,355	\$ 27,971,352	\$ 28,530,779	\$ 29,101,394	\$ 29,683,422	\$ 30,277,091	\$ 30,882,633	\$ 31,500,285	\$ 32,130,291	\$ 32,772,897	\$ 33,428,355
Total	\$ 600,546,085	\$ 502,510,099	\$ 512,560,301	\$ 522,811,507	\$ 533,267,737	\$ 543,933,092	\$ 554,811,754	\$ 565,907,989	\$ 577,226,149	\$ 588,770,671	\$ 600,546,085

II. Bond Assumptions and Capacity Analysis											
Tax Rate	[b] \$ 0.5583										
Bond Term	[b] 30	30	30	30	30	30	30	30	30	30	30
Cost of Issuance	[b] 18.0%										
Debt Service Tax Rate	[d]	\$ 0.4745	\$ 0.4745	\$ 0.4745	\$ 0.4745	\$ 0.4745	\$ 0.4745	\$ 0.4745	\$ 0.4745	\$ 0.4745	\$ 0.4745
DSCR Requirement	[b]	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Maximum Value as % of AV	[c]	11.75%	11.75%	11.75%	11.75%	11.75%	11.75%	11.75%	11.75%	11.75%	11.75%
Bond Issue Date		2047					2052				
Bond Issue		Subsequent	Subsequent	Subsequent	Subsequent	Subsequent	Subsequent	Subsequent	Subsequent	Subsequent	Subsequent
Annualized Revenue		2,384,559	2,432,250	2,480,895	2,530,513	2,581,123	2,632,745	2,685,400	2,739,108	2,793,891	2,849,768
Tax Collection Rate	[b]	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%
Net Annualized Revenue		\$ 2,265,331	\$ 2,310,637	\$ 2,356,850	\$ 2,403,987	\$ 2,452,067	\$ 2,501,108	\$ 2,551,130	\$ 2,602,153	\$ 2,654,196	\$ 2,707,280
Issue Bond?		NO	NO	NO	NO	YES	NO	NO	NO	NO	YES
Bond Interest Rate		4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
Capitalized Interest (Months)		12 months	12 months	12 months	12 months	12 months	12 months	12 months	12 months	12 months	12 months
Total Bond Capacity		\$ 38,450,000	\$ 39,225,000	\$ 40,025,000	\$ 40,825,000	\$ 41,625,000	\$ 42,475,000	\$ 43,325,000	\$ 44,175,000	\$ 45,075,000	\$ 45,975,000
Bond Issue	\$ 45,975,000	\$ -	\$ -	\$ -	\$ -	\$ 3,925,000	\$ -	\$ -	\$ -	\$ -	\$ 4,350,000
Cumulative Bond Issues	\$ 45,975,000	\$ 37,700,000	\$ 37,700,000	\$ 37,700,000	\$ 37,700,000	\$ 41,625,000	\$ 41,625,000	\$ 41,625,000	\$ 41,625,000	\$ 41,625,000	\$ 45,975,000
Bond Facility Reimbursement	\$ 35,098,653	\$ -	\$ -	\$ -	\$ -	\$ 3,218,500	\$ -	\$ -	\$ -	\$ -	\$ 3,567,000
Developer Interest Reimbursement (6.00%)	[b] \$ 2,600,847	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Reimbursement	[e] \$ 37,699,500	\$ -	\$ -	\$ -	\$ -	\$ 3,218,500	\$ -	\$ -	\$ -	\$ -	\$ 3,567,000
Cumulative Reimbursement	\$ 37,699,500	\$ 30,914,000	\$ 30,914,000	\$ 30,914,000	\$ 30,914,000	\$ 34,132,500	\$ 34,132,500	\$ 34,132,500	\$ 34,132,500	\$ 34,132,500	\$ 37,699,500

III. Eligible Costs											
Public Improvements for Residential Lots	\$ 60,012,283	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Eligible Costs	\$ 81,677,852	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cumulative Eligible Costs	\$ 81,677,852	\$ 81,677,852	\$ 81,677,852	\$ 81,677,852	\$ 81,677,852	\$ 81,677,852	\$ 81,677,852	\$ 81,677,852	\$ 81,677,852	\$ 81,677,852	\$ 81,677,852

Footnotes:

- [a] For purposes of this analysis, it has been assumed that value additions will appear on the tax rolls 2 year following construction.
- [b] For illustration purposes.
- [c] Assumes a maximum value of 10.00% for the first 2 bond issuances, and a maximum value of 11.75% for all remaining bond issuances.
- [d] For purposes of this analysis, we have assumed an initial debt service allocation of 75% for the first five years. The remaining term assumes a 85% debt service allocation.
- [e] Net of Cost of Issuance.

**Exhibit E
Forestar
Briggs Ranch
Schedule of Key Assumptions
6/24/2021**

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Description	Assumption	Source
First Year District - Residential Construction	2021	Client
Home Price Escalator	2.0%	Client
Property Value Escalator	2.0%	Client
Net Present Value Rate	8.5%	DPFG
Maximum Value as % of AV for First Bond	10.00%	DPFG
Maximum Value as % of AV for Subsequent Bonds	11.75%	DPFG
Issuances before Maximum Value Adjustment	2	DPFG
City of San Antonio Tax Rate - FY 2020	\$ 0.5583	Bexar CAD
Tax Rate Available for Debt Service - First Series @ 75%	\$ 0.4187	DPFG
Maximum Tax Rate Available for Debt Service - Subsequent Series @ 85%	\$ 0.4745	DPFG
PID O&M Rate - First 5 years	\$ 0.1396	DPFG
PID O&M Rate - Remaining Term	\$ 0.0837	DPFG
Minimum Bond Denomination	\$ 25,000	DPFG
Bond Term	30	Client
Months Capitalized Interest	12	Client
Bond Interest Rate	4.00%	Market
Collection Rate	95.00%	DPFG
Cost of Issuance	18.00%	DPFG
Years Delay Between Construction Year & Year on Tax Rolls	2	DPFG
Developer Interest Rate	6.00%	DPFG

Exhibit 6

Developer Overview:

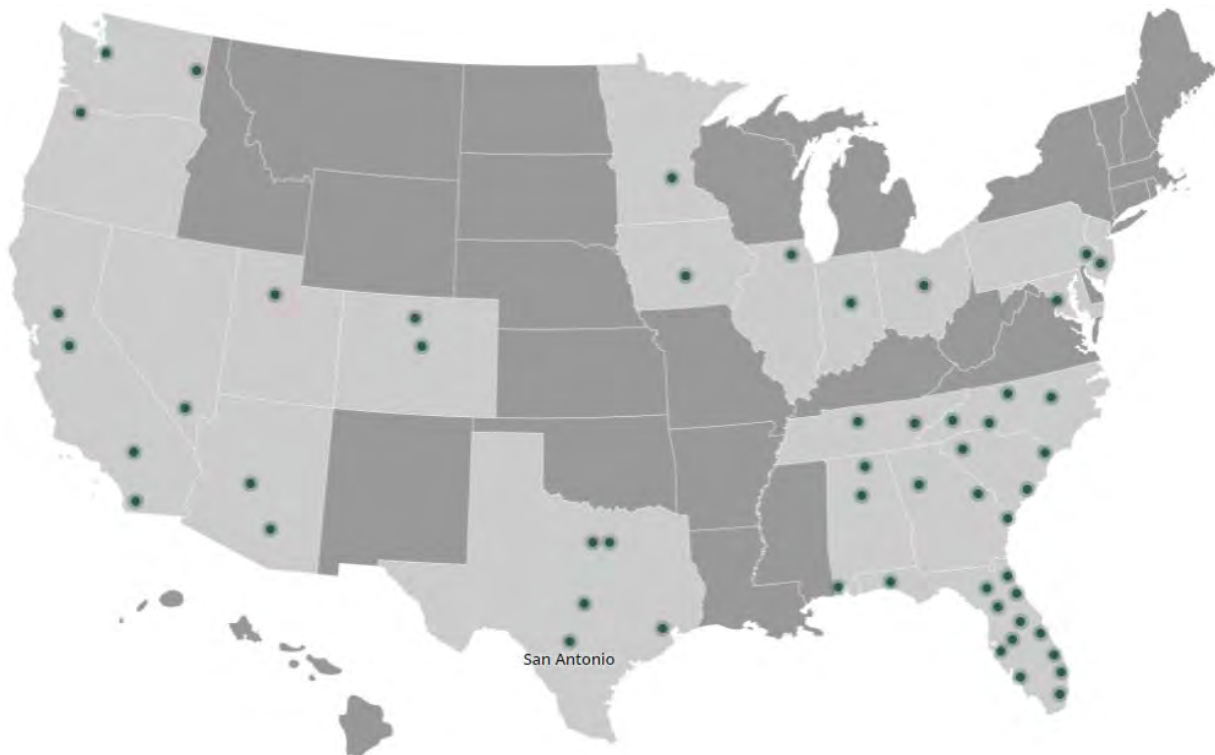
Forestar (USA) Real Estate Group, Inc.

Forestar is geographically diverse and financially strong with a vision to be the nation's leading residential lot development. The Company's strategic relationship with D.R. Horton, the nation's largest homebuilder, complements Forestar's vision of creating neighborhoods that enhance the lives of community residents while creating value for shareholders, trade partners and employees.

The proposed Briggs Ranch II Special Improvement District effort is led by Forestar's Central Texas Division President (Corporate Title: Vice President), John Maberry.

Forestar is developing communities in 54 markets in 22 states, including San Antonio, as of March 31, 2021. Previous Bexar County Public Improvement Districts by Forestar include:

- Cibolo Canyons Special Improvement District: Order by Bexar County granted on September 1, 2005
- Stolte Ranch Special Improvement District: Order by Bexar County granted on February 11, 2020



Engineer Overview:

BGE, Inc.

BGE was founded in 1975 and has benefited from four generations of leadership—a legacy of excellence that has been carried onward with a great enthusiasm.

BGE, Inc. is a privately owned company guided by core values of integrity, commitment, respect and a reputation for excellence in the service of engineering, construction, environmental science, planning, surveying and more. BGE has 20 offices across the Southeastern United States including a local San Antonio location.

The BGE team for Briggs Ranch II is led by Senior Project Manager of Land Development, Aaron Neumann.



Exhibit 7

State of Delaware

PAGE 1



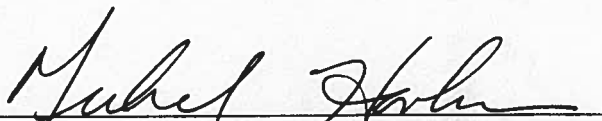
Office of Secretary of State

I, MICHAEL HARKINS, SECRETARY OF STATE OF THE STATE OF DELAWARE DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF INCORPORATION OF LUMBERMEN'S INVESTMENT CORPORATION FILED IN THIS OFFICE ON THE TWENTY-EIGHTH DAY OF SEPTEMBER, A.D. 1987, AT 1:20 O'CLOCK P.M.

|||||



877271095


Michael Harkins, Secretary of State

AUTHENTICATION: 1414829

DATE: 09/28/1987

CERTIFICATE OF INCORPORATION

OF

LUMBERMEN'S INVESTMENT CORPORATION

FIRST: The name of the Corporation is Lumbermen's Investment Corporation (hereinafter the "Corporation").

SECOND: The address of the registered office of the Corporation in the State of Delaware is 1209 Orange Street, in the City of Wilmington, County of New Castle. The name of its registered agent at that address is The Corporation Trust Company.

THIRD: The purpose of the Corporation is to engage in any lawful act or activity for which a corporation may be organized under the General Corporation Law of the State of Delaware as set forth in Title 8 of the Delaware Code (the "GCL").

FOURTH: The total number of shares of stock which the Corporation shall have authority to issue is 1000 shares of Common Stock, each having a par value of one dollar (\$1.00).

FIFTH: The name and mailing address of the Sole Incorporator is as follows:

<u>Name</u>	<u>Mailing Address</u>
Catherine S. Davis	P.O. Box 636 Wilmington, DE 19899

SIXTH: The following provisions are inserted for the management of the business and the conduct of the affairs of the Corporation, and for further definition, limitation and regulation of the powers of the Corporation and of its directors and stockholders:

(1) The business and affairs of the Corporation shall be managed by or under the direction of the Board of Directors.

(2) The directors shall have concurrent power with the stockholders to make, alter, amend, change, add to or repeal the By-Laws of the Corporation.

(3) The number of directors of the Corporation shall be as from time to time fixed by, or in the manner provided in, the By-Laws of

the Corporation. Election of directors need not be by written ballot unless the By-Laws so provide.

(4) No director shall be personally liable to the Corporation or any of its stockholders for monetary damages for breach of fiduciary duty as a director, except for liability (i) for any breach of the director's duty of loyalty to the Corporation or its stockholders, (ii) for acts or omissions not in good faith or which involve intentional misconduct or a knowing violation of law, (iii) pursuant to Section 174 of the Delaware General Corporation Law or (iv) for any transaction from which the director derived an improper personal benefit. Any repeal or modification of this Article SIXTH by the stockholders of the Corporation shall not adversely affect any right or protection of a director of the Corporation existing at the time of such repeal or modification with respect to acts or omissions occurring prior to such repeal or modification.

(5) In addition to the powers and authority hereinbefore or by statute expressly conferred upon them, the directors are hereby empowered to exercise all such powers and do all such acts and things as may be exercised or done by the Corporation, subject, nevertheless, to the provisions of the GCL, this Certificate of Incorporation, and any By-Laws adopted by the stockholders; provided, however, that no By-Laws hereafter adopted by the stockholders shall invalidate any prior act of the directors which would have been valid if such By-Laws had not been adopted.

SEVENTH: Meetings of stockholders may be held within or without the State of Delaware, as the By-Laws may provide. The books of the Corporation may be kept (subject to any provision contained in the GCL) outside the State of Delaware at such place or places as may be designated from time to time by the Board of Directors or in the By-Laws of the Corporation.

EIGHTH: Whenever a compromise or arrangement is proposed between this Corporation and its creditors or any class of them and/or between this Corporation and its stockholders or any class of them, any court of equitable jurisdiction within the State of Delaware may, on the application in a summary way of this Corporation or of any creditor or stockholder thereof or on the application of any receiver or receivers appointed for this Corpora-

tion under the provisions of Section 291 of the GCL or on the application of trustees in dissolution or of any receiver or receivers appointed for this Corporation under the provisions of Section 279 of the GCL, order a meeting of the creditors or class of creditors, and/or of the stockholders or class of stockholders of this Corporation, as the case may be, to be summoned in such manner as the said court directs. If a majority in number representing three-fourths in value of the creditors or class of creditors, and/or of the stockholders or class of stockholders of this Corporation, as the case may be, agree to any compromise or arrangement and to any reorganization of this Corporation as a consequence of such compromise or arrangement, the said compromise or arrangement and the said reorganization shall, if sanctioned by the court to which the said application has been made, be binding on all the creditors or class of creditors, and/or on all the stockholders or class of stockholders, of this Corporation, as the case may be, and also on this Corporation.

NINTH: The Corporation reserves the right to amend, alter, change or repeal any provision contained in this Certificate of Incorporation, in the manner now or hereafter prescribed by statute, and all rights conferred upon stockholders herein are granted subject to this reservation.

I, THE UNDERSIGNED, being the Sole Incorporator hereinbefore named, for the purpose of forming a corporation pursuant to the GCL, do make this Certificate, hereby declaring and certifying that this is my act and deed and the facts herein stated are true, and accordingly have hereunto set my hand this 28th day of September, 1987.



Catherine S. Davis
Sole Incorporator

Delaware

The First State

I, HARRIET SMITH WINDSOR, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF AMENDMENT OF "LUMBERMEN'S INVESTMENT CORPORATION", CHANGING ITS NAME FROM "LUMBERMEN'S INVESTMENT CORPORATION" TO "FORESTAR (USA) REAL ESTATE GROUP INC.", FILED IN THIS OFFICE ON THE TWENTY-FIRST DAY OF APRIL, A.D. 2006, AT 6:48 O'CLOCK P.M.

A FILED COPY OF THIS CERTIFICATE HAS BEEN FORWARDED TO THE NEW CASTLE COUNTY RECORDER OF DEEDS.

AND I DO HEREBY FURTHER CERTIFY THAT THE EFFECTIVE DATE OF THE AFORESAID CERTIFICATE OF AMENDMENT IS THE TWENTY-FOURTH DAY OF APRIL, A.D. 2006.



2139026 8100

060374280

Harriet Smith Windsor

Harriet Smith Windsor, Secretary of State

AUTHENTICATION: 4687828

DATE: 04-24-06

LUMBERMEN'S INVESTMENT CORPORATION
CERTIFICATE OF AMENDMENT
OF
CERTIFICATE OF INCORPORATION

Lumbermen's Investment Corporation, a corporation organized and existing under and by virtue of the General Corporation Law of the State of Delaware,

DOES HEREBY CERTIFY:

FIRST: That the Board of Directors of said corporation, by the unanimous written consent of its members, filed with the minutes of the Board, adopted a resolution proposing and declaring advisable the following amendment to the Certificate of Incorporation of said corporation:

RESOLVED, that the Certificate of Incorporation of Lumbermen's Investment Corporation be amended by changing Article First thereof so that, as amended, said Article First shall be and read as follows:

FIRST: The name of the Corporation is Forestar (USA) Real Estate Group Inc. (the "Corporation").

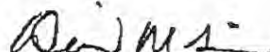
SECOND: That in lieu of a meeting and vote of stockholders, the stockholders have given unanimous written consent to said amendment in accordance with the provisions of Section 228 of the General Corporation Law of the State of Delaware.

THIRD: That the aforesaid amendment was duly adopted in accordance with the applicable provisions of Sections 242 and 228 of the General Corporation Law of the State of Delaware.

FOURTH: That this Certificate of Amendment of the Certificate of Incorporation shall be effective on April 24, 2006.

IN WITNESS WHEREOF, said Lumbermen's Investment Corporation has caused this certificate to be signed by David M. Grimm, its Vice President, this 20th day of April 2006.

Lumbermen's Investment Corporation

By 
David M. Grimm, Vice President

State of Delaware
Secretary of State
Division of Corporations
Delivered 08:13 PM 04/21/2006
FILED 06:48 PM 04/21/2006
SRV 060374280 - 2139026 FILE

Exhibit 8

TEXAS SECRETARY of STATE
JOSE A. ESPARZA

BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY

Filing Number: 10963610 **Entity Type:** Domestic Limited Partnership (LP)
Original Date of Filing: June 12, 1998 **Entity Status:** In existence
Formation Date: N/A
Tax ID: 32036274051 **FEIN:**
Duration: Perpetual

Name: BRIGGS RANCH, LTD.
Address: 13777 Briggs Ranch Road
San Antonio, TX 78245 USA

REGISTERED AGENT	FILING HISTORY	NAMES	MANAGEMENT	ASSUMED NAMES	ASSOCIATED ENTITIES
Last Update May 27, 2005	Name BRIGGS RANCH MANAGMENT, L.L.C.	Title General Partner	Address 13777 Briggs Ranch Road San Antonio, TX 78245 USA		

Instructions:

- To place an order for additional information about a filing press the 'Order' button.

TEXAS SECRETARY of STATE
JOSE A. ESPARZA

BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY

Filing Number: 703822622 **Entity Type:** Domestic Limited Liability Company (LLC)
Original Date of Filing: June 12, 1998 **Entity Status:** In existence
Formation Date: N/A
Tax ID: 17428855138 **FEIN:**
Duration: Perpetual

Name: BRIGGS RANCH MANAGEMENT, L.L.C.
Address: 13777 BRIGGS RNCH
SAN ANTONIO, TX 78245 USA

REGISTERED AGENT	FILING HISTORY	NAMES	MANAGEMENT	ASSUMED NAMES	ASSOCIATED ENTITIES
Last Update October 5, 2007	Name GILBERT W HODGE	Title MANAGING MEMBER	Address 13777 BRIGGS RANCH SAN ANTONIO, TX 78245 USA		

Instructions:

● To place an order for additional information about a filing press the 'Order' button.

TEXAS SECRETARY of STATE
JOSE A. ESPARZA

BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY

Filing Number: 10963610 **Entity Type:** Domestic Limited Partnership (LP)
Original Date of Filing: June 12, 1998 **Entity Status:** In existence
Formation Date: N/A
Tax ID: 32036274051 **FEIN:**
Duration: Perpetual

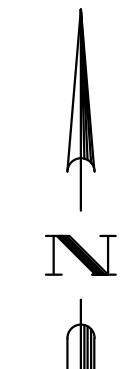
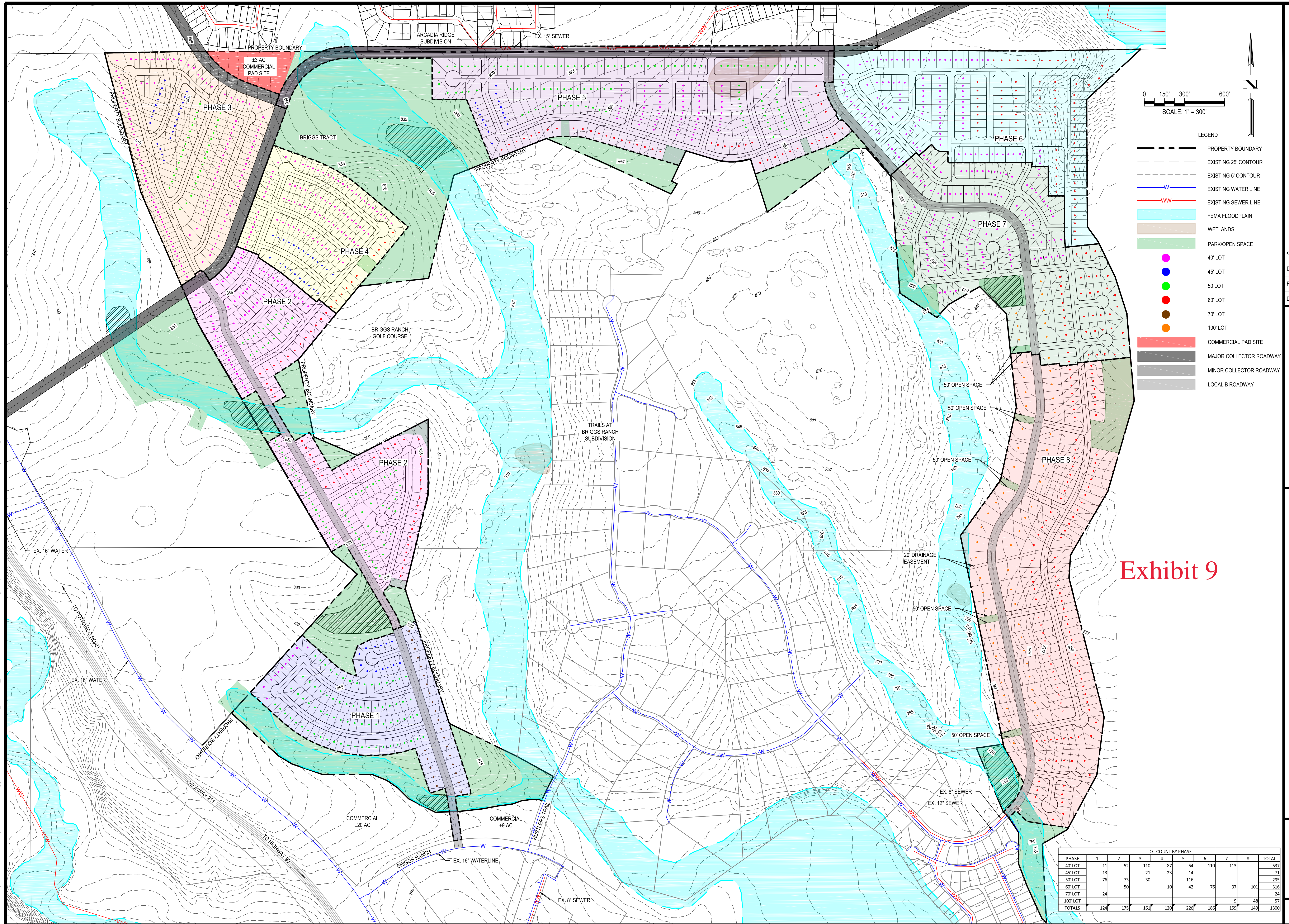
Name: BRIGGS RANCH, LTD.
Address: 13777 Briggs Ranch Road
San Antonio, TX 78245 USA

REGISTERED AGENT	FILING HISTORY	NAMES	MANAGEMENT	ASSUMED NAMES	ASSOCIATED ENTITIES
Name		Address			Inactive Date
GILBERT W HODGE		13777 Briggs Ranch Road San Antonio, TX 78245 USA			

Instructions:

● To place an order for additional information about a filing press the 'Order' button.

G:\TXC\Projects\San Antonio Projects\0495-00 - Briggs Ranch\04 - Entitlements\03_CADD\04_ Exhibits\FIG 1.0 - LAND PLAN.dwg Layout: FIG 1 Plotted: 6/23/2021 1:51:27 PM By: Srdodriguez



LEGEND

- PROPERTY BOUNDARY
- EXISTING 25' CONTOUR
- EXISTING 5' CONTOUR
- EXISTING WATER LINE
- EXISTING SEWER LINE
- FEMA FLOODPLAIN
- WETLANDS
- PARK/OPEN SPACE
- 40' LOT
- 45' LOT
- 50' LOT
- 60' LOT
- 70' LOT
- 100' LOT
- COMMERCIAL PAD SITE
- MAJOR COLLECTOR ROADWAY
- MINOR COLLECTOR ROADWAY
- LOCAL B ROADWAY

Exhibit 9

LOT COUNT BY PHASE									
PHASE	1	2	3	4	5	6	7	8	TOTAL
40' LOT	11	52	110	87	54	110	113		537
45' LOT	13		21	23	14				71
50' LOT	76	73	30		116				295
60' LOT		50		10	42	76	37	101	316
70' LOT	24								24
100' LOT							9	48	57
TOTALS	124	175	161	120	226	186	159	149	1300

	DATE: APR
	DESCRIPTION:
	REV: <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
DESIGNED BY: SAR	
REVIEWED BY: CLO	
DRAWN BY: SAR	

BROWN & GAY ENGINEERS, INC.
 7330 San Pedro, Suite 202
 San Antonio, TX 78216
 TEL: 210-336-0000 www.brownandgay.com
 FEPE Registration No. P-1049

BRIGGS RANCH

LAND PLAN

APPROXIMATE CONSTRUCTION COSTS FOR BRIGGS RANCH

6/22/2021 -SSM
Lift Station Design

Developable Acreage: 315.28
Estimated Lot Yield: 1300

Summary table showing 52,664 LF of Local and 10,882 LF of Collector across 8 phases with lot counts.

Water Improvements table with columns for Item, Description, Cost/Unit, Unit, and quantities/costs for Phases 1-8.

Onsite Wastewater Improvements table with columns for Item, Description, Cost/Unit, Unit, and quantities/costs for Phases 1-8.

Offsite Wastewater Improvements table with columns for Item, Description, Cost/Unit, Unit, and quantities/costs for Phases 1-8.

Drainage Improvements table with columns for Item, Description, Cost/Unit, Unit, and quantities/costs for Phases 1-8.

Offsite Drainage Improvements table with columns for Item, Description, Cost/Unit, Unit, and quantities/costs for Phases 1-8.

Street Improvements (50ft Row & 60ft Row) table with columns for Item, Description, Cost/Unit, Unit, and quantities/costs for Phases 1-8.

Major Thoroughfare Improvement (Row 86 Ft) table with columns for Item, Description, Cost/Unit, Unit, and quantities/costs for Phases 1-8.

Erosion Control Improvements table with columns for Item, Description, Cost/Unit, Unit, and quantities/costs for Phases 1-8.

TOTAL COSTS summary table showing Grand Total and Average Cost Per Lot across Phases 1-8.

NOTES
1 COST OF 8" - 15" WATERLINE AND APPURTENANCES ARE INCLUDED IN THE PRICE PER LINEAR FOOT
2 COST OF STORM APPURTENANCES ARE INCLUDED IN PRICE OF LINEAR FOOT OF PIPE
3 COST OF HEADWALLS ARE INCLUDED IN POND OR FLOODPLAIN CROSSING
4 ASSUMES COST OF 1/2 OF FULL PAVEMENT FOR GROSENBACHER EXTENSION
This cost estimate is based on the consultants reasonable professional judgement and experience and does not constitute a warranty, express, or implied. Actual cost may vary.

Exhibit 10

DRAFT Briggs Ranch II PID Development Agreement Provision Checklist

7/16/21

Name of PID	Lemon Creek
Representative	Killen, Griffin & Farrimond
Applicant & Property Owner	Briggs Ranch Management LLC
Location	S. of Potranco/N. of Hwy 90
Acres	384.35
Water CCN	SAWS
Commercial Acres <i>(BC Resolution of Intent to Create PID)</i>	3.0
Single Family Units	1300
Multi-Family Units	0
Proposed Improvement Costs (per submitted petition to Bexar County)	\$60M
Proposed PID Revenue	\$48 M
PID Petition/Application Documents	
County Petition Submitted	5/14/2021
County's Resolution of Intent to Create PID	7/13/2021
PID Petition Submitted to City	Yes
MDP or Site Plan submitted to the City	Yes
GIS Shapefiles	Yes
Proposed City's Resolution Consent to PID Creation	11/4/2021
County's Resolution to Create PID	11/16/2021
City Application & Operations Fees	
Application Fee - \$7,500 per request	\$ 7,500
Operations Fee - \$175/residential units (Fee shall be paid within 5 years after the date of the first plat application)	\$ 227,500
Total Fees	\$ 235,000
Proposed PID Ad Valorem tax rate and fees set by CoSA	
Ad Valorem Tax	\$1.0/\$100 assessed value or not exceed CoSA's rate
Hotel Occupancy Tax	9% or not exceed CoSA's Rate
Sales and Use Tax	Not exceed 2%
Bonds	Yes
Strategic Partnership Agreement (SPA)	
Proposed SPA (City/District - 75%/ 25% Split)	Yes
Cost reimbursement for limited purpose annexation as part of SPA	Yes
General Development Agreement Terms	
Owner's consent to annexation	Yes
Waiver of vested right	Yes
No eminent domain, annexation or expansion	Yes
Cost reimbursement-recording for Development Agreement with County	Yes
30-year development agreement term	Yes

DRAFT Briggs Ranch II PID Development Agreement Provision Checklist

7/16/21

Name of PID	Lemon Creek
Annual updates by January 30 of each year - Plat for the subdivision, development document and permit required by the UDC is submitted, Built-out percentages for single-family, multifamily, commercial, infrastructure or improvements, Recalculated built-out percentages, Annual PID revenue & expenditures	Yes
Compliance with City Codes	
Ch. 28 - Signs	Yes
Ch. 34 - Water & Sewers , Category 3 pollution prevention criteria requirements (impervious cover)	Yes
Ch. 35 - UDC & other Chapters	Yes
Other Chapters	Yes
Infrastructure & Improvement Provisions	
Street connectivity ratio outlined in the UDC.	Yes
Increased road network access points for neighborhoods in fire & flood-prone sites.	Yes
Streetlights	Yes
Schools, emergency services & community centers Sites	Yes
Maintenance & operation of infrastructures & facilities per CoSA/SAWS standards	Yes
SWMD infrastructure standards & requirement - [See DSD (IB) 576.]	Yes
Land Use & Development Regulations	
5-mile buffer of a JBSA military installation	Yes
Land Use compatible with Regional Compatibility Use Plans (CUP), JLUS, etc.	Yes
"MLOD" Military Lighting Overlay District	Yes
Dark sky protection practices in all outdoor lighting	Yes
City's Major Thoroughfare Plan - proposed alignments, road width & ROW requirements	W. Grosenbacher Road to Hwy 211
Environmental Protection	
EARZ Overlay	No
TCEQ Edwards Aquifer Best Management Practices	Yes
Tree planting/replacement programs ; pollinator & community gardens, See Appendix E San Antonio Recommended Plant List - All Suited to Xeriscape Planting Methods of the UDC, Ch. 35 of the City Code	Yes
Public parks, recreation, open space areas, conservation easements , active conservation (nurseries, seed banks), habitat restoration regeneration	80 Acres
Historical, Archeological or Cultural Protection	Yes

Exhibit 11



RESOLUTION OF BEXAR COUNTY COMMISSIONERS COURT EXPRESSING ITS INTENT, SUBJECT TO THE CONDITIONS SPECIFIED HEREIN, TO CONSIDER THE FUTURE CREATION OF A PUBLIC IMPROVEMENT DISTRICT TO BE NAMED THE BRIGGS RANCH II SPECIAL IMPROVEMENT DISTRICT AND TO INCLUDE CERTAIN PROPERTY IN SAID DISTRICT.

WHEREAS, a petition (“Petition”) was filed with, and an application was submitted to, Bexar County, Texas (the “County”), on May 14, 2021, to create a public improvement district to be named the Briggs Ranch II Special Improvement District (the “District”), pursuant to Chapter 382 of the Texas Local Government Code, as amended (the “Code”); and

WHEREAS, in compliance with the requirements of Chapter 382 of the Code, and as determined by the current tax roll of the Bexar County Appraisal District, the Petition was filed by the petitioner who constitutes the owner representing more than 50% of the appraised value of taxable real property proposed to be included within the District; and

WHEREAS, the Petition prays for, but is not limited to the following, the creation of the District, the inclusion of certain property within the District, the appointment of board of directors, the imposition of ad valorem taxes, sales and use taxes and hotel occupancy taxes within the boundary of the District; authorization to issue bonds; and the authorization to use such tax revenues to fund the District’s economic development programs, all as further described in the Petition; and

WHEREAS, the District may be created 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 purposes of creating a program for economic development as provided in Section 52-a, Article III of the Texas Constitution, and for any other lawful purpose authorized by the governing laws; and

WHEREAS, pursuant to the provisions of Chapter 382 of the Code, and pursuant to the County’s finding that the District is in the best interest of the County, the County may create the District and approve the inclusion of that certain approximate 384.35 acres of property therein (the “District Property”), the boundaries of which are as more particularly described in **Exhibit “A”** and **Exhibit “B”** attached hereto and incorporated herein for all purposes; and

WHEREAS, the District and District Property specifically consists of approximately 384.35 acres, as more particularly described in **Exhibit “A”** and **Exhibit “B”**; and

WHEREAS, none of the land to be included in the District is within the corporate boundaries of any municipality and all of the land proposed to be included in the District is in the extraterritorial jurisdiction of the City of San Antonio, Texas (“City”) and in the County; and

WHEREAS, upon the County’s creation of the District, a developer intends to help develop certain proposed onsite public improvements for a single-family residential and commercial development; and

WHEREAS, those certain proposed onsite public improvements are further described in a preliminary summary, which may be subject to revisions and amendments, attached hereto as **Exhibit “C”** and incorporated herein for all purposes; and

WHEREAS, the District Property is mostly undeveloped and, as such, the District is necessary to pay for and fund public improvements and economic development within (and that benefit) the District and the County; and

WHEREAS, the Commissioners Court has considered this matter and deems it in the public interest to authorize this resolution.

NOW, THEREFORE BE IT RESOLVED BY THE COMMISSIONERS COURT OF BEXAR COUNTY:

SECTION I

The proposed District, and the proposed District Property to be included therein, include approximately 384.35 acres within the City’s extraterritorial jurisdiction and within the County, generally located south of Potranco Road, north of Highway 90 and east of the future Highway 211 expansion, as more particularly described in **Exhibit “A”** and **Exhibit “B.”**

SECTION II

Upon an affirmative finding that the proposed District is in the best interest of the County and is beneficial and advisable, Commissioners Court hereby expresses its intent, subject to Section III of this resolution, to consider creating the Briggs Ranch II Special Improvement District at a future date and include that certain District Property therein, on terms and conditions Commissioners Court, in its sole discretion, deem advisable.

SECTION III

Consideration for the future creation of the District, and the inclusion of the District Property therein, by Commissioners Court will be subject to the following:

- A. Submission of documents and information for the District, including, but not limited to, financial projections, exhibits, and any additional information or documents considered necessary and appropriate in order for County staff to make a recommendation to Commissioners Court that creation of the proposed District is in the best interest of the County, as required by the Code.
- B. Submission of documents and information for the proposed public improvements described in **Exhibit “C,”** including, but not limited to, public improvement descriptions, infrastructure costs,


and any additional information or documents considered necessary and appropriate in order for County staff to make a recommendation to Commissioners Court that creation of the proposed District is in the best interest of the County, as required by the Code.

- C. Consent of the City of San Antonio, by resolution or ordinance, authorizing the County's creation of the District.


SECTION IV

This Resolution of Intent shall be effective immediately upon its passage and adoption.

Passed and Approved this 13 day of July, 2021.



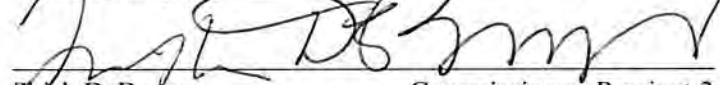
Nelson W. Wolff County Judge



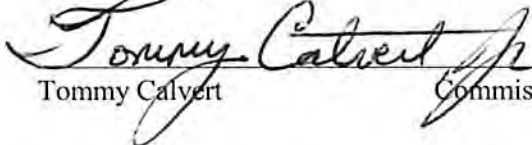
Rebeca Chay-Flores Commissioner, Precinct 1



Justin Rodriguez Commissioner, Precinct 2



Frish DeBerry Commissioner, Precinct 3



Tommy Calvert Commissioner, Precinct 4

EXHIBIT "A"

Aerial Map of Special Improvement District

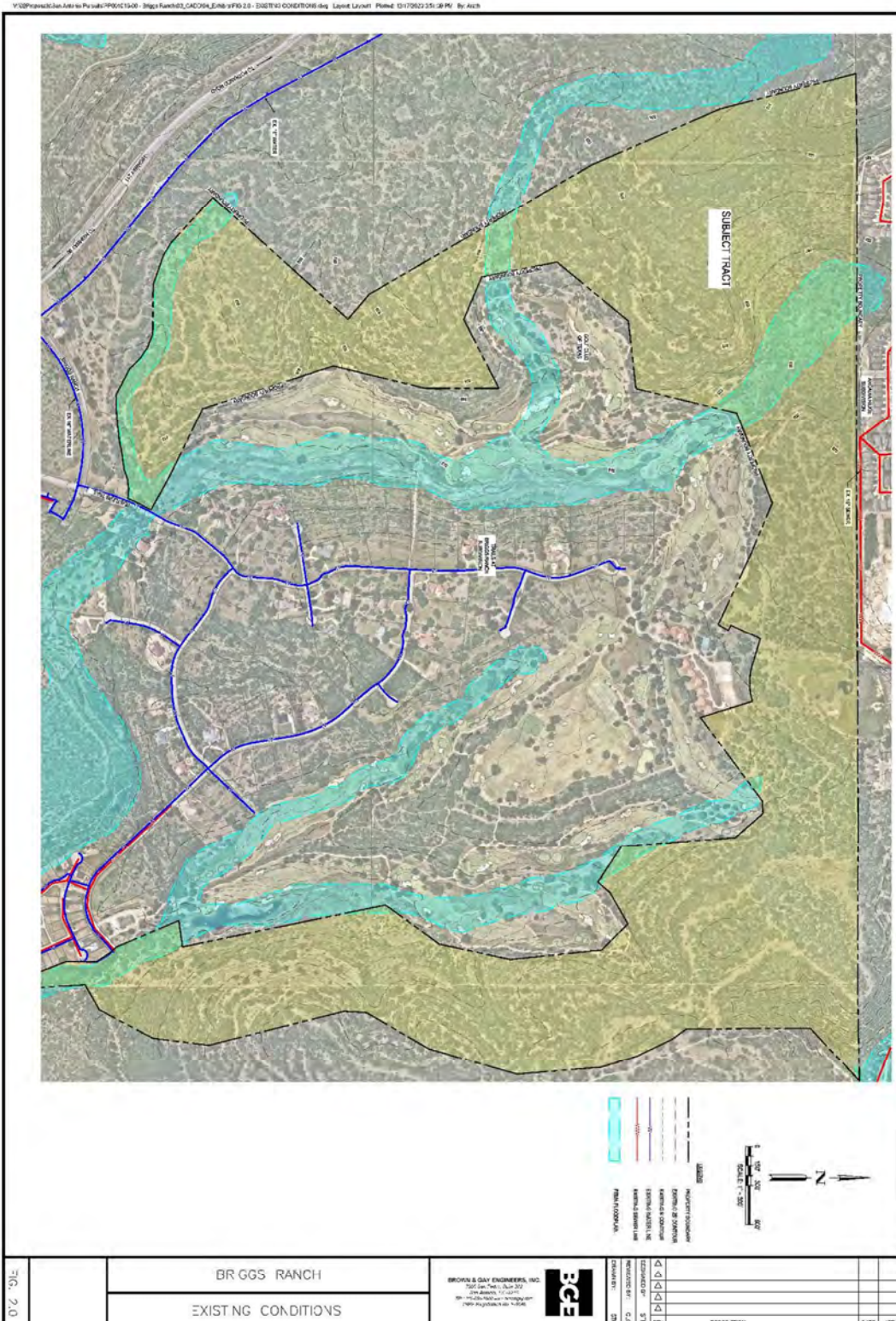


EXHIBIT "B"

Metes & Bounds of Special Improvement District

METES AND BOUNDS DESCRIPTION
FOR
TRACT 1

A 324.155 acre, or 14,120,213 square feet more or less, tract of land, being a remaining portion of a called 1909.83-acre tract described in deed to Briggs Ranch, Ltd recorded in Volume 7511, Pages 80-89 of the Official Public Records of Bexar County, Texas, out of the Precilla Tarkington Survey No. 5, Abstract 1029 and the Mrs. S.C. Craig Survey No. 13 ¼, Abstract 1077, Bexar County, Texas. Said 324.155-acre tract 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 ½" iron rod, on the south line of a called 33.68-acre tract recorded in Volume 8818, Pages 1638-1644 of the Official Public Records of Bexar County, Texas, the northeast corner of a 200.0-acre tract recorded in Volume 16474, Pages 1079-1082 of the Official Public Records of Bexar County, Texas, from which the northwest corner of said 200.0-acre tract on the east right-of-way line of State Highway 211, a variable width right-of-way bears S 89°25'44" W, a distance of 1700.00 feet;
- THENCE: N 89°25'44" E, with the north line of said remaining portion of a called 1909.83-acre tract, same being the south of said called 33.68-acre tract, a distance of 671.50 feet to a found iron rod with a cap marked "KFW", the southwest corner of the remainder of a called 5.0016-acre tract, same being the southeast corner of said called 33.68-acre tract;
- THENCE: S 88°32'49" E, continuing with the north line of said remaining portion of a called 1909.83-acre tract, same being the south line of said remainder of a called 5.0016-acre tract, a distance of 86.70 feet to a found iron rod with a cap marked "KFW", the southwest corner of the Arcadia Ridge Phase 1, Unit 5B-2 Subdivision recorded in Volume 9709, Pages 99-100 of the Deed and Plat Records of Bexar County, Texas;
- THENCE: S 88°21'27" E, continuing with the north line of said remaining portion of a called 1909.83-acre tract, same being the south line of said Arcadia Ridge Phase 1, Unit 5B-2 Subdivision, a distance of 418.59 feet to a found ½" iron rod;
- THENCE: S 88°19'33" E, continuing with the north line of said remaining portion of a called 1909.83-acre tract, same being the south line of said Arcadia Ridge Phase 1, Unit 5B-2 Subdivision, at a distance of 58.69 feet passing the southwest corner of the Arcadia Ridge Phase 1, Unit 5D Subdivision recorded in Volume 20001, Pages 1705-1709 of the Plat Records of Bexar County, Texas, same being the southeast corner of said Arcadia Ridge Phase 1, Unit 5B-2 Subdivision, continuing with the north line of said remaining portion of a called 1909.83-acre tract, same being the south line of said Arcadia Ridge Phase 1, Unit 5D Subdivision, for a total distance of 270.57 feet to a found ½" iron rod;

Briggs Ranch
324.155 Acres
Job No. 11412-04

THENCE: N 89°30'53" E, continuing with the north line of said remaining portion of a called 1909.83-acre tract, same being the south line of said Arcadia Ridge Phase 1, Unit 5D Subdivision, at a distance of 510.26 feet passing the southwest corner of the Arcadia Ridge Phase 1, Unit 4B-2 Subdivision recorded in Volume 20001, Pages 305-306 of the Plat Records of Bexar County, Texas, same being the southeast corner of said Arcadia Ridge Phase 1, Unit 5D Subdivision, continuing with the north line of said remaining portion of a called 1909.83-acre tract, same being the south line of said Arcadia Ridge Phase 1, Unit 4B-2 Subdivision, at a distance of 1333.39 feet passing the southwest corner of the Arcadia Ridge Phase 1, Unit 4B-1 Subdivision recorded in Volume 9710, Pages 24-26 of the Deed and Plat Records of Bexar County, Texas, same being the southeast corner of said Arcadia Ridge Phase 1, Unit 4B-2 Subdivision, continuing with the north line of said remaining portion of a called 1909.83-acre tract, same being the south line of said Arcadia Ridge Phase 1, Unit 4B-1 Subdivision, at a distance of 1913.51 feet passing the southwest corner of the Rancho Del Lago Elementary School Subdivision recorded in Volume 20001, Pages 1343-1345 of the Plat Records of Bexar County, Texas, same being the southeast corner of said Arcadia Ridge Phase 1, Unit 4B-1 Subdivision, continuing with the north line of said remaining portion of a called 1909.83-acre tract, same being the south line of said Rancho Del Lago Elementary School Subdivision, for a total distance of 2204.53 feet to a found ½" iron rod;

THENCE: N 89°37'12" E, continuing with the north line of said remaining portion of a called 1909.83-acre tract, same being the south line of said Rancho Del Lago Elementary School Subdivision, at a distance of 868.03 feet passing the southwest corner of the remaining portion of a 691.094-acre tract recorded in Volume 15880, Pages 1694-1705 of the Official Public Records of Bexar County, Texas, same being the southeast corner of said Rancho Del Lago Elementary School Subdivision, continuing with the north line of said remaining portion of a called 1909.83-acre tract, same being the south line of the said remaining portion of a 691.094-acre tract, for a total distance of 3350.91 feet to a found 1" iron pipe, the northwest corner of the remainder of a 547.7-acre tract recorded in Volume 8995, Pages 2048-2056 of the Official Public Records of Bexar County, Texas, same being the northeast corner of said remaining portion of a called 1909.83-acre tract;

THENCE: Departing the south line of said remaining portion of a 691.094-acre tract, with the west line of said remainder of a 547.7-acre tract, same being the east line of said remaining portion of a called 1909.83-acre tract, the following bearings and distances:
S 00°23'47" E, a distance of 1229.52 feet to a found ½" iron rod;
S 00°16'43" E, a distance of 1162.00 feet to a found ½" iron rod;
S 00°18'50" E, a distance of 1756.48 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson", and;

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S 00°14'28" E, at a distance of 1796.18 feet passing a found ½" iron rod with a yellow cap marked "Pape Dawson", a northwest corner of a called 487.6-acre tract recorded in Volume 17108, Pages 300-310 Official Public Records of Bexar County, Texas, continuing with the east line of said remaining portion of a called 1909.83-acre tract, same being the west line of said called 487.6-acre tract, for a total distance of 2380.70 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson", an angle point in the east line of the Vacate, Replat and Subdivision Plat of Trails of Briggs Ranch, Unit 3A recorded in Volume 9581, Pages 75-81 of the Deed and Plat Records of Bexar County, Texas;

THENCE: Departing the west line of said called 487.6-acre tract, with the east line of said Vacate, Replat and Subdivision Plat of Trails of Briggs Ranch, Unit 3A, the following bearings and distances:

N 47°52'39" W, a distance of 44.20 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

N 24°38'17" W, a distance of 268.98 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

N 20°55'52" W, a distance of 177.63 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

N 00°06'06" W, a distance of 236.82 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

N 33°42'42" W, a distance of 132.41 feet to a found iron rod with a cap marked "SCCE";

N 43°03'56" W, a distance of 60.00 feet to a found ½" iron rod, a southeast corner of a remaining portion of a 285.9-acre tract recorded in Volume 18557, Pages 873-886 of the Official Public Records of Bexar County, Texas;

THENCE: N 22°57'01" W, departing the said Vacate, Replat and Subdivision Plat of Trails of Briggs Ranch, Unit 3A with an east line of said remaining portion of a 285.9-acre tract, a distance of 279.47 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson", an angle point in the east line of said Vacate, Replat and Subdivision Plat of Trails of Briggs Ranch, Unit 3A;

THENCE: N 22°58'01" W, continuing with the common east line of said Vacate, Replat and Subdivision Plat of Trails of Briggs Ranch, Unit 3A and said remaining portion of a 285.9-acre tract, a distance of 241.45 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson", an interior corner of said remaining portion of a 285.9-acre tract, same being a northeast corner of said Vacate, Replat and Subdivision Plat of Trails of Briggs Ranch, Unit 3A;

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THENCE: N 81°38'23" E, with a south line of said remaining portion of a 285.9-acre tract, a distance of 196.13 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson", a southeast corner of said remaining portion of a 285.9-acre tract;

THENCE: With an east line of said remaining portion of a 285.9-acre tract, the following bearings and distances:

N 11°36'57" W, a distance of 1593.68 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

N 32°27'13" E, a distance of 80.53 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

N 34°35'35" E, a distance of 547.31 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

N 09°24'05" E, a distance of 376.80 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

N 03°00'55" E, a distance of 355.20 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

N 00°05'24" E, a distance of 384.63 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

N 07°14'55" W, a distance of 124.14 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

N 09°17'47" W, a distance of 98.84 feet to a set ¼" iron rod with a yellow cap marked "Pape Dawson";

N 62°56'15" W, a distance of 187.29 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

S 52°09'29" W, a distance of 46.83 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

S 54°05'59" W, a distance of 266.94 feet to a found ½" iron rod;

S 52°59'16" W, a distance of 174.41 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

N 32°53'32" W, a distance of 437.37 feet to a found ½" iron rod;

N 15°05'51" W, a distance of 177.87 feet to a found ½" iron rod, and;

N 03°33'41" W, a distance of 596.66 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson", the northeast corner of said 285.9-acre tract;

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- THENCE: With the north line of said remaining portion of a 285.9-acre tract, the following bearings and distances:
N 38°47'17" W, a distance of 249.52 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";
S 87°15'14" W, a distance of 95.96 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";
S 59°09'11" W, a distance of 298.88 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";
S 31°09'50" W, a distance of 267.72 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson", and;
S 58°41'26" W, a distance of 344.90 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson", the easterly corner of Lot 69 of the Trails of Briggs Ranch, Unit-2 Replat recorded in Volume 20001, Pages 2575-2576 of the Plat Records of Bexar County, Texas;
- THENCE: N 17°36'23" W, with the east line of said Lot 69, a distance of 416.70 feet to a found ½" iron rod, the northeast corner of said Lot 69;
- THENCE: With the north line of said Lot 69, the following bearings and distances:
S 73°39'16" W, a distance of 14.66 feet to a found ½" iron rod, a point of non-tangent curvature;
Southwesterly, with a non-tangent curve to the right, having a radial bearing of N 16°21'12" W, a radius of 449.80 feet, a central angle of 33°08'29", a chord bearing and distance of N 89°46'57" W, 256.56 feet, for an arc length of 260.18 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson", a point of tangency, and;
N 73°12'42" W, a distance of 221.34 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson", the northwest corner of said Lot 69;
- THENCE: S 25°16'40" W, with the west line of Lot 69, a distance of 251.73 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson", an angle point in the west line of said Lot 69, a point in the north line of the aforementioned remaining portion of a 285.9-acre tract;
- THENCE: With the north line of said remaining portion of a 285.9-acre tract, the following bearings and distances:
N 65°32'35" W, a distance of 386.04 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";
N 80°59'41" W, a distance of 139.45 feet to a found "+" in rock;

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N 85°58'00" W, a distance of 271.48 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

N 84°45'28" W, a distance of 442.18 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

N 73°20'32" W, a distance of 267.87 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson", the northwest corner of said remaining portion of a 285.9-acre tract;

THENCE: With the west line of said remaining portion of a 285.9-acre tract, the following bearings and distances:

S 31°13'50" W, a distance of 247.48 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

S 13°43'04" W, a distance of 76.69 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

S 48°35'46" W, a distance of 69.34 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

S 05°28'43" W, a distance of 71.83 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

S 10°12'31" W, a distance of 61.45 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

S 19°23'53" E, a distance of 66.35 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

S 04°54'19" W, a distance of 75.53 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

S 10°02'16" W, a distance of 334.12 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

S 44°33'26" W, a distance of 115.40 feet to a found ½" iron rod;

S 73°12'50" W, a distance of 97.70 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

S 89°16'06" W, a distance of 258.58 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

S 64°00'28" W, a distance of 94.31 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

S 30°10'18" W, a distance of 235.86 feet to a found ½" iron rod;

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S 39°18'24" W, a distance of 128.81 feet to a found ½" iron rod;
S 79°36'12" W, a distance of 137.47 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";
S 22°38'58" W, a distance of 196.24 feet to a found ½" iron rod;
S 66°40'47" W, a distance of 107.28 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";
S 11°12'57" E, a distance of 556.23 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";
S 67°59'28" E, a distance of 224.94 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";
N 89°46'02" E, a distance of 134.63 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";
N 59°35'01" E, a distance of 262.98 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";
N 41°43'14" E, a distance of 79.97 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";
N 25°37'03" E, a distance of 153.17 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";
N 08°58'35" E, a distance of 32.08 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";
N 54°56'17" E, a distance of 95.79 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";
S 34°08'52" E, a distance of 379.90 feet to a found ½" iron rod;
S 00°31'24" W, a distance of 262.98 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";
S 24°02'06" W, a distance of 283.21 feet to a found ½" iron rod with a yellow cap marked "UK";
S 08°46'58" E, a distance of 70.17 feet to a found ½" iron rod with a yellow cap marked "UK";
S 16°02'16" W, a distance of 214.29 feet to a found ½" iron rod;
S 35°35'57" W, a distance of 179.10 feet to a found ½" iron rod;
S 50°12'25" W, a distance of 122.05 feet to a found ½" iron rod;

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S 29°35'19" W, a distance of 78.20 feet to a found ½" iron rod with a yellow cap marked "UK";

S 14°12'23" E, a distance of 311.02 feet to a found ½" iron rod;

S 14°02'28" E, a distance of 237.90 feet to a found ½" iron rod;

S 29°57'24" E, a distance of 121.61 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

S 21°00'03" E, a distance of 240.01 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson", and;

S 19°25'10" E, a distance of 204.13 feet to a found ½" iron rod, the southwest corner of said remaining portion of a 285.9-acre tract;

THENCE: With the south line of said remaining portion of a 285.9-acre tract, the following bearings and distances:

THENCE: S 60°48'48" E, a distance of 162.12 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

THENCE: N 73°40'52" E, a distance of 161.98 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

THENCE: S 17°54'01" E, a distance of 131.72 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

THENCE: S 67°49'58" E, a distance of 200.17 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson", the southwest corner of Lot 124 of the Trails of Briggs Ranch, Unit-1 Subdivision recorded in Volume 9547, Pages 35-47 of the Deed and Plat Records of Bexar County, Texas, same being the southeast corner of said remaining portion of a 285.9-acre tract;

THENCE: S 60°18'53" E, with the south line of said Lot 124, a distance of 362.60 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson", on the west right-of-way line of Rustler's Trail (Lot 131), a variable width private street, dedicated in the said Trails of Briggs Ranch, Unit-1 Subdivision, the southeast corner of said Lot 124, same being a point of non-tangent curvature;

THENCE: With the west right-of-way line of said Rustler's Trail, the following bearings and distances:

Southwesterly, with a non-tangent curve to the left, having a radial bearing of N 84°43'15" W, a radius of 90.00 feet, a central angle of 00°42'00", a chord bearing and distance of S 07°25'41" W, 1.10 feet, for an arc length of 1.10 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson", a point of reverse curvature;

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THENCE: Southwesterly, with a reverse curve to the right, having a radius of 35.00 feet, a central angle of 29°45'38", a chord bearing and distance of S 21°57'30" W, 17.98 feet, for an arc length of 18.18 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson", a point of compound curvature;

Southwesterly, with a compound curve to the right, having a radius of 220.00 feet, a central angle of 02°48'47", a chord bearing and distance of S 38°14'42" W, 10.80 feet, for an arc length of 10.80 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson", a point of reverse curvature;

Southwesterly, with a reverse curve to the left, having a radius of 330.00 feet, a central angle of 13°50'57", a chord bearing and distance of S 32°43'37" W, 79.57 feet, for an arc length of 79.77 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson", a point of compound curvature;

Southwesterly, with a compound curve to the left, having a radius of 1240.00 feet, a central angle of 00°41'12", a chord bearing and distance of S 25°27'32" W, 14.86 feet, for an arc length of 14.86 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson", a point falling in the centerline of Briggs Ranch Creek (Tributary B) as shown of the F.E.M.A. Flood Insurance Rate Map Number 48029C0345F, dated September 29, 2010 for Bexar County, Texas and Incorporated areas;

THENCE: Departing the west right-of-way line of said Rustler's Trail, with the centerline of said Briggs Ranch Creek (Tributary B), over and across the aforementioned 1909.83-acre tract, the following bearings and distances:

S 75°41'51" W, a distance of 60.36 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

S 77°04'44" W, a distance of 174.77 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

S 68°00'42" W, a distance of 108.86 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

S 73°00'58" W, a distance of 46.38 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

S 87°43'14" W, a distance of 195.91 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

S 86°18'14" W, a distance of 89.25 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

S 83°57'16" W, a distance of 128.62 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

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N 89°59'59" W, a distance of 56.22 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

N 75°44'59" W, a distance of 70.13 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

N 60°05'30" W, a distance of 78.14 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

N 50°01'33" W, a distance of 55.47 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

N 51°09'30" W, a distance of 94.56 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

N 52°59'29" W, a distance of 138.41 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

N 59°46'47" W, a distance of 80.74 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

N 85°03'34" W, a distance of 112.74 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

S 82°43'36" W, a distance of 183.69 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

N 78°42'01" W, a distance of 138.26 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

N 67°45'02" W, a distance of 102.58 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

N 71°06'01" W, a distance of 149.51 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

N 43°28'19" W, a distance of 137.55 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

N 36°33'38" W, a distance of 189.28 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson", and;

N 52°42'01" W, a distance of 129.74 feet to a set ¼" iron rod with a yellow cap marked "Pape Dawson", on the south line of the aforementioned 200.0 acre tract;

THENCE:

N 42°09'02" E, departing the centerline of said Briggs Ranch Creek (Tributary B), with the south line of said 200.0-acre tract, a distance of 1269.11 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson", the southeast corner of said 200.0-acre tract;

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THENCE: With the east line of said 200.0-acre tract, the following bearings and distances:
N 49°37'54" W, a distance of 249.96 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";
N 30°18'23" W, a distance of 1987.25 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";
N 23°28'14" W, a distance of 1071.00 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson", and;

THENCE: N 15°10'54" W, a distance of 1142.15 feet to the POINT OF BEGINNING and containing 324.155 acres in Bexar County, Texas. Said tract being described in conjunction with a survey made on the ground and a survey map prepared under job number 11412-04 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: April 22, 2021
JOB NO. 11412-04
DOC. ID. N:\CIVIL\11412-04\Word\11412-04 FN_324.155 AC.docx



METES AND BOUNDS DESCRIPTION
FOR
TRACT 2

A 60.198 acre, or 2,622,213 square feet more or less, tract of land, being the remainder of a 547.7-acre tract described in deed to Gilbert W. Hodge recorded in Volume 8995, Pages 2048-2056 of the Official Public Records of Bexar County, Texas, out of the Robert Lewis Survey No. 63, Abstract 422, Bexar County, Texas. Said 60.198-acre tract 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" pipe, an angle point in the south line of a remaining portion of a 691.094-acre tract recorded in Volume 15880, Pages 1694-1705 of the Official Public Records of Bexar County, Texas, same being a northeast corner of a remaining portion of a called 1909.83-acre tract recorded in Volume 7511, Pages 80-89 of the Official Public Records of Bexar County, Texas, same being the northwest corner of said remainder of a 547.7-acre tract;
- THENCE:** N 89°38'59" E, with the south line of said remaining portion of a 691.094-acre tract, same being the north line of said remainder of a 547.7-acre tract, a distance of 708.22 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson", the northwest corner of a called 487.6-acre tract recorded in Volume 17108, Pages 300-310 of the Official Public Records of Bexar County, Texas, from which a found iron rod with a cap marked "Cude" bears N 00°10'47" E, a distance of 0.59 feet;
- THENCE:** Departing the south line of said remaining portion of a 691.094-acre tract, with the west line of said called 487.6-acre tract, the following bearings and distances:
- S 42°26'56" W, a distance of 510.41 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson", from which a found iron rod with a cap marked "Cude" bears N 00°52'09" E, a distance of 0.81 feet;
 - S 00°17'54" E, a distance of 952.33 feet to a found iron rod with a cap marked "Cude";
 - S 35°57'00" E, a distance of 136.92 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";
 - S 25°45'02" E, a distance of 294.22 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";
 - S 17°41'53" E, a distance of 288.10 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";
 - S 04°46'57" E, a distance of 654.32 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

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S 16°11'24" W, a distance of 704.64 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

S 30°20'43" W, a distance of 552.99 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

S 03°55'12" W, a distance of 173.13 feet to a found ½" iron rod;

S 14°09'53" E, a distance of 1073.72 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

S 07°10'42" W, a distance of 436.07 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

S 28°16'18" W, a distance of 464.77 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson", and;

S 60°15'58" W, a distance of 216.64 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson", on an east line of the aforementioned remaining portion of a called 1909.83-acre tract, same being the west line of the aforementioned remainder of a 547.7-acre tract, same being an angle point in the west line of said called 487.6-acre tract;

THENCE: With an east line of said called 1909.83-acre tract, same being the west line of said remainder of a 547.7-acre tract, the following bearings and distances:

N 00°14'28" W, a distance of 1796.18 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

N 00°18'50" W, a distance of 1756.48 feet to a found ½" iron rod;

N 00°16'43" W, a distance of 1162.00 feet to a found ½" iron rod, and;

THENCE: N 00°23'47" W, a distance of 1229.52 feet to the POINT OF BEGINNING and containing 60.198 acres in the Bexar County, Texas. Said tract being described in conjunction with a survey made on the ground and a survey map prepared under job number 11412-04 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: April 22, 2021
JOB NO. 11412-04
DOC. ID. N:\CIVIL\11412-04\Word\11412-04 FN_60.198 AC.docx



EXHIBIT “C”

Proposed Public Improvements of Special Improvement District

(subject to change)

1. Onsite/Offsite; Extension of the street currently identified as W. Grosenbacher Road west connecting to Highway 211
2. Onsite; Arterial Roads
3. Onsite; Collector Roads
4. Onsite; Development Infrastructure to include streets and utility improvements for 1,300 single family units
5. Offsite; Turn Lane, Utility extension, traffic light, driveway