

RESOLUTION 2022-09-29-0040R

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 THERETO.

* * * * *

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 "A"** to **Attachment "1"** 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 "1"**, 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 Master Development Plan attached as **Exhibit "B"** and in the PID Summary and Timeline attached as **Exhibit "4"** to **Attachment "1"**; 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

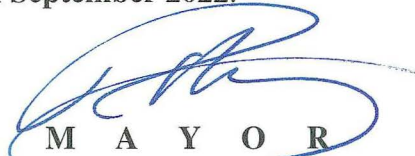
WHEREAS, in order to protect the City's planning goals in the ETJ, the City Council finds that it is prudent to condition the City's agreement to consent to the creation of the PID on the Owner's execution of a Development Agreement containing mutually agreeable terms relating to the development of the 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 "A"** to **Attachment "1"**, as well to the construction of certain public infrastructure as further depicted in the Master Development Plan attached as **Exhibit "B"** and in the PID Summary and Timeline attached as **Exhibit "4"** to **Attachment "1"**; 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 29th day of September 2022.


M A Y O R
Ron Nirenberg

ATTEST:


Debbie Racca-Sittre, City Clerk

APPROVED AS TO FORM:


Andrew Segovia, City Attorney



City of San Antonio

City Council Meeting September 29, 2022

52.

2022-09-29-0040R

Resolution granting the City of San Antonio's consent to the creation by Bexar County of a proposed Public Improvement District, to be named the Briggs Ranch II Special Improvement District, located south of Potranco Road and north of US Highway 90 West in the extraterritorial jurisdiction of the City of San Antonio, subject to the execution of a Development Agreement with the Owner of the Briggs Ranch II Special Improvement District. [Roderick Sanchez, Assistant City Manager; Bridgett White, Director, Planning]

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

Aye:	Nirenberg, Bravo, McKeeRodriguez, Viagran, Rocha Garcia, Cabello Havrda, Sandoval, Pelaez, Courage, Perry
Absent:	Castillo

ATTACHMENT “1”

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: [Signature]
Gilbert W. Hodge,
Managing Member of the General Partner

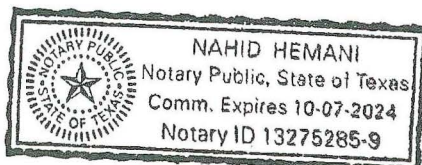
ACKNOWLEDGMENT

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.



[Signature]
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;

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Briggs Ranch
324.155 Acres
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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 $\frac{1}{2}$ " 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 $\frac{1}{2}$ " 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 $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape Dawson";

N 24°38'17" W, a distance of 268.98 feet to a set $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape Dawson";

N 20°55'52" W, a distance of 177.63 feet to a found $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape Dawson";

N 00°06'06" W, a distance of 236.82 feet to a found $\frac{1}{2}$ " 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 $\frac{1}{2}$ " 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 $\frac{1}{2}$ " 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 $\frac{1}{2}$ " 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 $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape Dawson";

N 84°45'28" W, a distance of 442.18 feet to a found $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape Dawson";

N 73°20'32" W, a distance of 267.87 feet to a found $\frac{1}{2}$ " 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 $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape Dawson";

S 13°43'04" W, a distance of 76.69 feet to a set $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape Dawson";

S 48°35'46" W, a distance of 69.34 feet to a found $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape Dawson";

S 05°28'43" W, a distance of 71.83 feet to a set $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape Dawson";

S 10°12'31" W, a distance of 61.45 feet to a found $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape Dawson";

S 19°23'53" E, a distance of 66.35 feet to a found $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape Dawson";

S 04°54'19" W, a distance of 75.53 feet to a found $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape Dawson";

S 10°02'16" W, a distance of 334.12 feet to a found $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape Dawson";

S 44°33'26" W, a distance of 115.40 feet to a found $\frac{1}{2}$ " iron rod;

S 73°12'50" W, a distance of 97.70 feet to a found $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape Dawson";

S 89°16'06" W, a distance of 258.58 feet to a found $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape Dawson";

S 64°00'28" W, a distance of 94.31 feet to a found $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape Dawson";

S 30°10'18" W, a distance of 235.86 feet to a found $\frac{1}{2}$ " iron rod;

Briggs Ranch
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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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 **PAPE-DAWSON
ENGINEERS**

Briggs Ranch
324.155 Acres
Job No. 11412-04

S 29°35'19" W, a distance of 78.20 feet to a found $\frac{1}{2}$ " iron rod with a yellow cap marked "UK";
S 14°12'23" E, a distance of 311.02 feet to a found $\frac{1}{2}$ " iron rod;
S 14°02'28" E, a distance of 237.90 feet to a found $\frac{1}{2}$ " iron rod;
S 29°57'24" E, a distance of 121.61 feet to a found $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape Dawson";
S 21°00'03" E, a distance of 240.01 feet to a set $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape Dawson", and;
S 19°25'10" E, a distance of 204.13 feet to a found $\frac{1}{2}$ " 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 $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape Dawson";
THENCE: N 73°40'52" E, a distance of 161.98 feet to a set $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape Dawson";
THENCE: S 17°54'01" E, a distance of 131.72 feet to a found $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape Dawson";
THENCE: S 67°49'58" E, a distance of 200.17 feet to a set $\frac{1}{2}$ " 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 $\frac{1}{2}$ " 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 $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape Dawson", a point of reverse curvature;

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 **PAPE-DAWSON
ENGINEERS**

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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

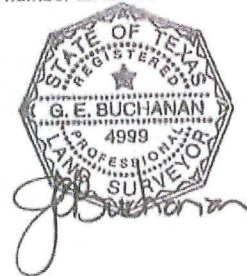


EXHIBIT B

MASTER DEVELOPMENT PLAN

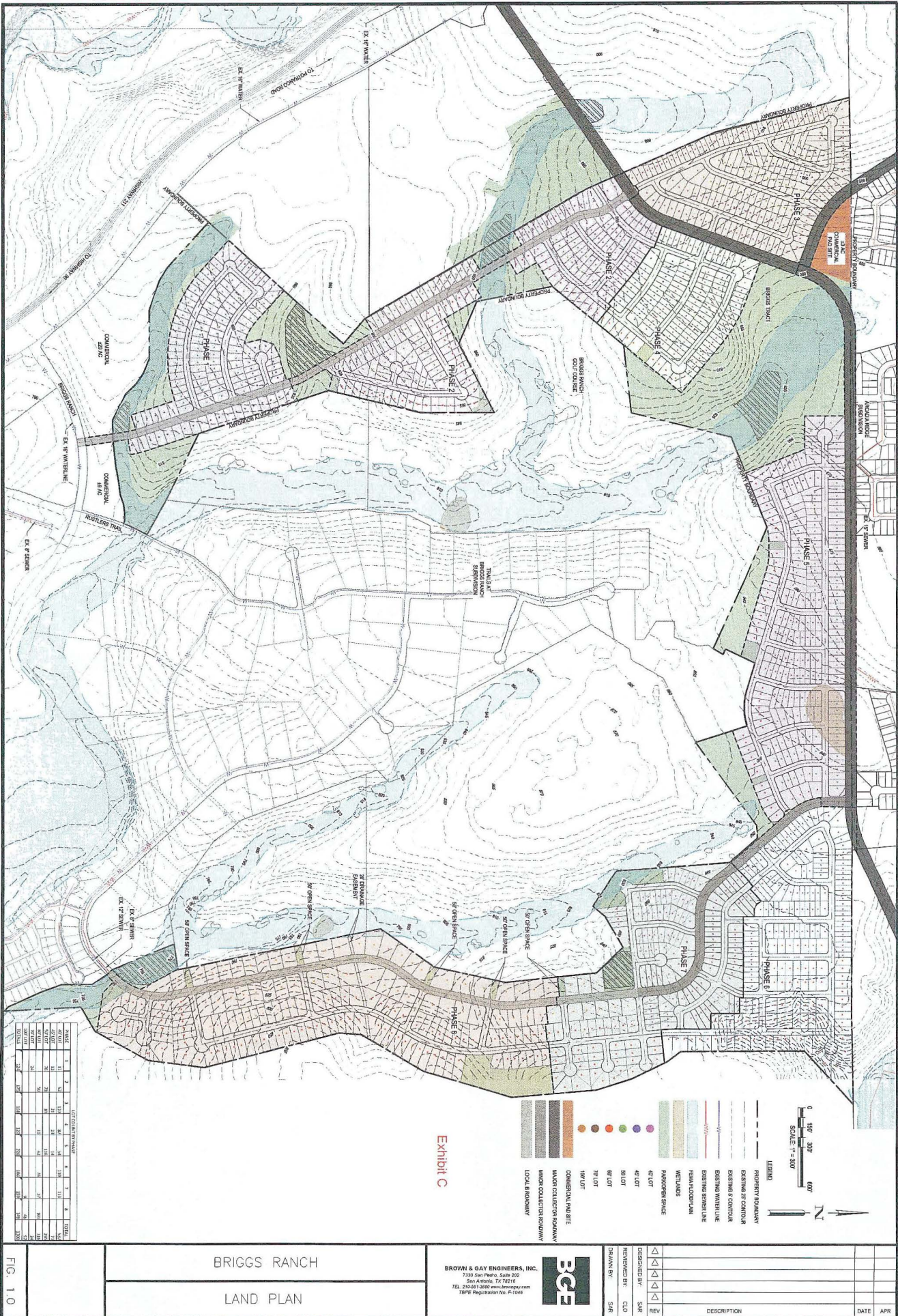


EXHIBIT "D"
STRATEGIC PARTNERSHIP AGREEMENT



KILLEN, GRIFFIN
& FARRIMOND
ATTORNEYS AT LAW

Exhibit 4

ROB KILLEN
JAMES B. GRIFFIN
ASHLEY FARRIMOND

Briggs Ranch II PID

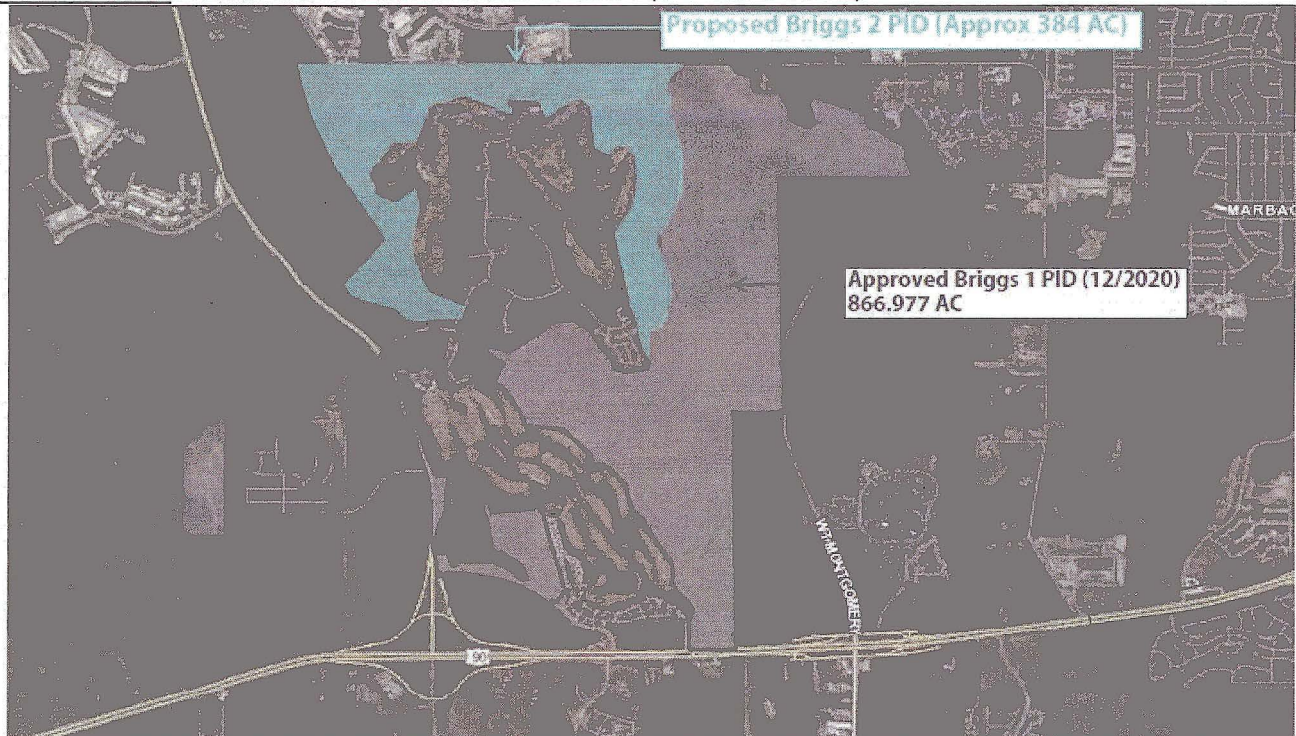
PROPERTY DETAILS:

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 Grosenbacher
- 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 Grosenbacher 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.

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.

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.