

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*

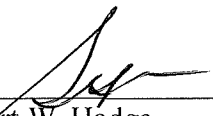
Wherefore, this Petition satisfies all the statutory requirements for the creation of the District, and the Petitioner respectfully requests that the County create the District and include the Subject Property within such District, all as further described herein.

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

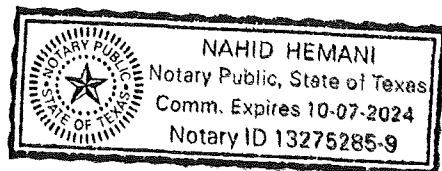
**ACKNOWLEDGMENT**

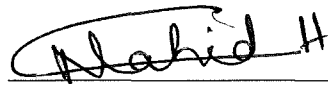
**STATE OF TEXAS**

§  
§  
§

**COUNTY OF BEXAR**

This instrument was acknowledged before me on this 11<sup>th</sup> 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 ¾, 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;

Page 1 of 11

Transportation | Water Resources | Land Development | Surveying | Environmental

telephone: 210-375-9000 address: 2000 NW LOOP 410 SAN ANTONIO, TX 78213 website: PAPE-DAWSON.COM  
San Antonio | Austin | Houston | Fort Worth | Dallas Texas Engineering Firm #470 Texas Surveying Firm #10028800

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;

Page 2 of 11





Briggs Ranch  
324.155 Acres  
Job No. 11412-04

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;

Briggs Ranch  
324.155 Acres  
Job No. 11412-04

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  
Job No. 11412-04

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;

Page 5 of 11



Briggs Ranch  
324.155 Acres  
Job No. 11412-04

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;

Page 6 of 11





Briggs Ranch  
324.155 Acres  
Job No. 11412-04

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;

Page 7 of 11





Briggs Ranch  
324.155 Acres  
Job No. 11412-04

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;

Page 8 of 11



Briggs Ranch  
324.155 Acres  
Job No. 11412-04

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";

Briggs Ranch  
324.155 Acres  
Job No. 11412-04

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;

Page 10 of 11



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";

Page 1 of 2



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";

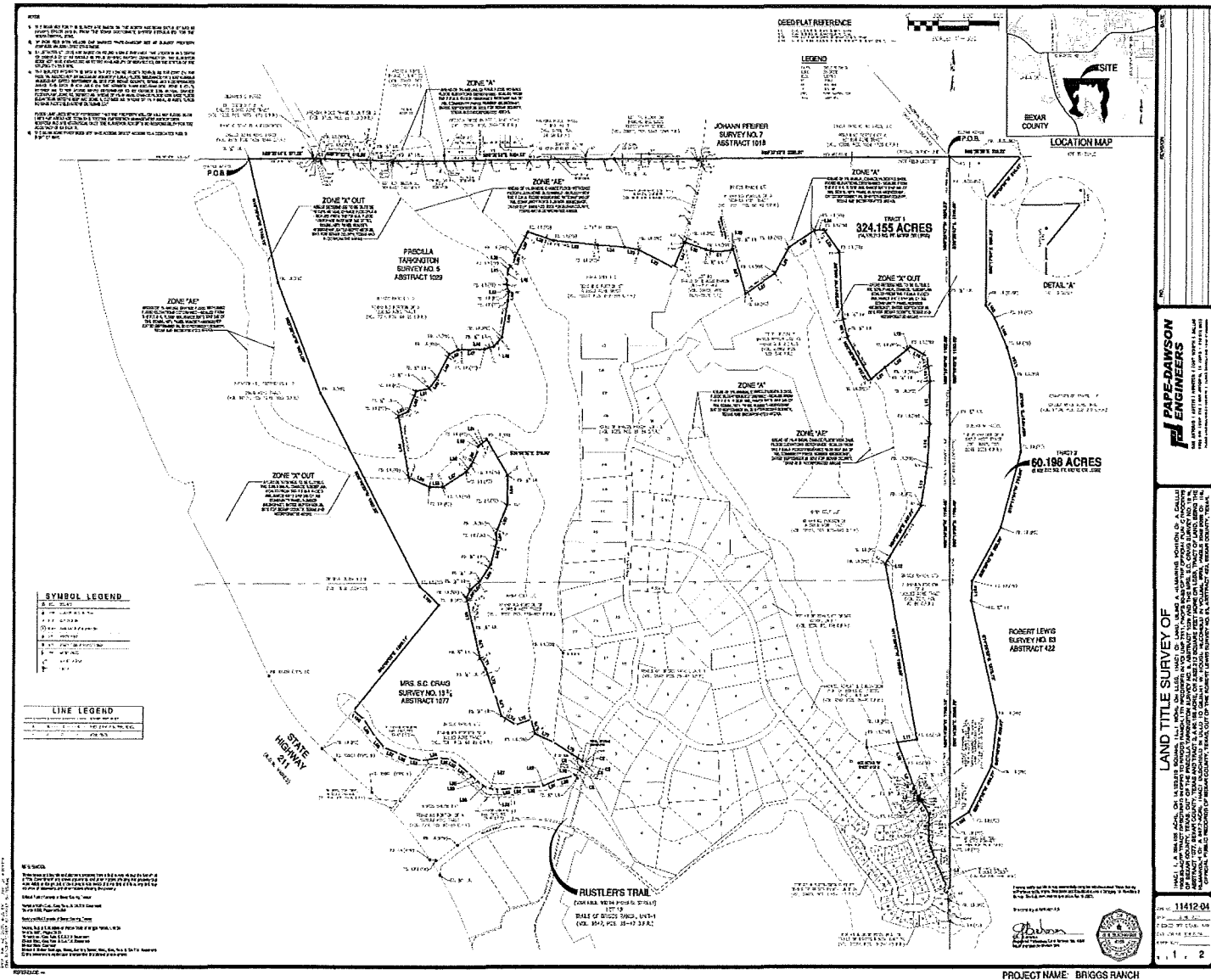
N 00°18'50" W, a distance of 1756.48 feet to a found ½" iron rod;

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

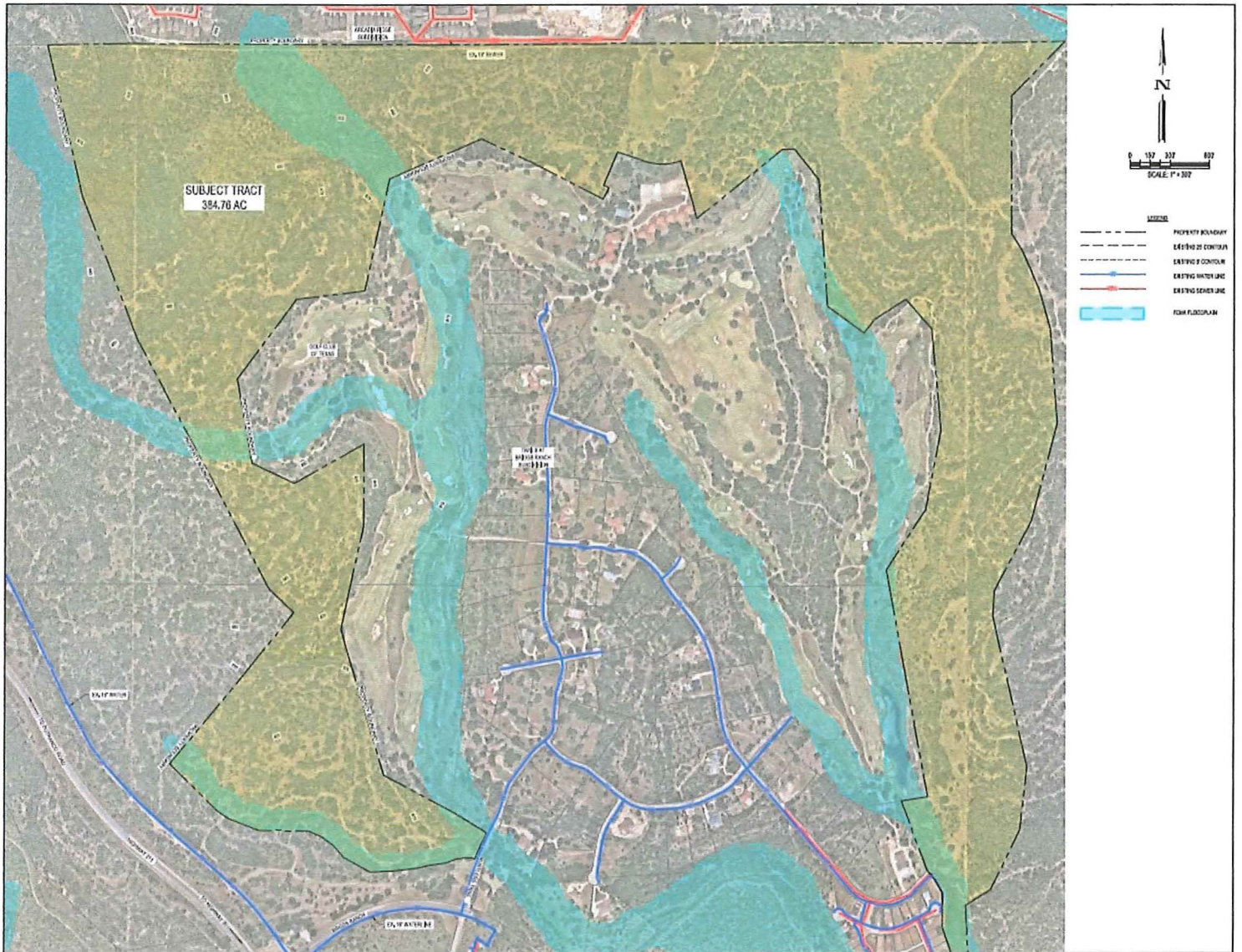
THENCE: N 00°23'47" W, a distance of 1229.52 feet to the POINT OF BEGINNING and containing 60.198 acres in the Bexar County, Texas. Said tract being described in conjunction with a survey made on the ground and a survey map prepared under job number 11412-04 by Pape-Dawson Engineers, Inc.

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









**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

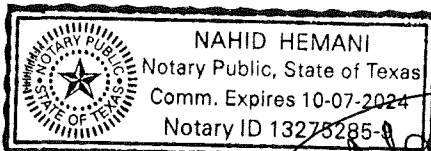
§

§

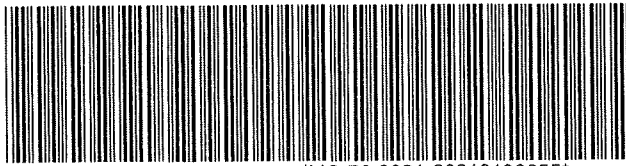
COUNTY OF BEXAR

§

This instrument was acknowledged before me on this 11 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](http://www.Bexar.org)

**Receipt Number:** 20210514000705

**Status:** ORIGINAL COPY

Description	Assignment Type	Document Number	Book Number/25s	Amount
Real Property Recordings	MISC	20210130655	25	\$118.00

**Total Documents : 1**

**Total: \$118.00**

Payment Method	Amount	Payment Type	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