

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

WHEREAS, on the 25 day of October, 2022, Bexar County Commissioners Court ("Commissioners Court") met in regular session, open to the public, at the Bexar County Courthouse at 100 Dolorosa Street, Suite 2.01, San Antonio, Texas, 78205 to consider adoption of the Order set out below, whereupon roll was called of the members of the Commissioners Court, to wit:

Nelson W. Wolff	County Judge
Rebeca Clay-Flores	Commissioner, Precinct 1
Justin Rodriguez	Commissioner, Precinct 2
Marialyn Barnard	Commissioner, Precinct 3
Tommy Calvert	Commissioner, Precinct 4

All Commissioners were present, except \_\_\_\_\_; and

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

AYE 5 / NO 0

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

On May 14, 2021, a petition (the "Petition") attached hereto as Exhibit B was filed with the Bexar County Clerk for the Creation of a Public Improvement District to be named Briggs Ranch II Special Improvement District (the "District"), appointment of directors, and for imposition of an ad valorem tax, sales and use tax, and hotel occupancy tax at a specified rate, within the boundaries of the District, for the authority to enter into economic development agreements, grants and loans, signed by the owners of taxable real property representing more than 50 percent (50%) of the appraised value of taxable real property within the boundaries of the District, praying for the Commissioners Court to grant the Petition.

On July 13, 2021, Commissioners Court reviewed the Petition and entered the Resolution Of Bexar County Commissioners Court Expressing Its Intent, Subject To The Conditions Specified Herein, To Consider The Future Creation Of A Public Improvement District To Be Named The Briggs Ranch II Special Improvement District And To Include Certain Property In Said District attached as Exhibit "C".

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

1. On July 13, 2021, a Petition, duly signed, praying for the creation of the District, to be operated under Chapter 382, of the Texas Local Government Code (the "Code"), appointment of directors and imposition of ad valorem, sales and use, and hotel occupancy taxes, each tax at a specified rate, within the boundaries of the District; and for authorization to use such tax revenues to fund the District's economic development program through issuance of economic development agreements, grants and loans, and planned improvements instead of assessments was considered by the Commissioners Court. Said Petition fully met the requirements of law relating thereto and upon due consideration of said Petition, the same was set down upon the agenda for consideration by this Court on this date. Court proceedings began at 9:00 a.m. at the Bexar County Courthouse, San Antonio, Bexar County (the "County"), Texas and public notice of the hearing was given in accordance with the requirements of the Code.
2. This Commissioners Court is authorized to (a) consider the Petition; (b) enter an Order creating the District, designating that its operation shall be pursuant to the provisions of Chapter 382 of the Code; (c) appoint its board of directors; and, (d) authorize the board of directors of the District to impose an ad valorem tax, sales and use tax, and hotel occupancy tax within the District, each at a specified rate to be used to fund the District's planned improvements and any economic development program (including to the extent authorized by Article III Section 52 of the Texas Constitution, road improvement projects) to induce and incentivize economic development projects through the use of economic development agreements, grants and loans. Upon creation, the District will become endowed with the powers granted by Article XVI, Section 59, Article III, Section 52, and Article III, Section 52a of the Constitution of the State of Texas; Chapters 382, 381 and 380 of the Code. The powers granted by Article III, Section 52 cannot be exercised by the District until the City of San Antonio, Texas (the "City") consents by resolution for the District to exercise these powers.
3. The proposed District lies outside the full purpose city limits of any incorporated area and within Bexar County. The area proposed to be included within the District lies entirely within the extra territorial jurisdiction of the City. At the present time, there are fewer than 1,000 inhabitants residing in the proposed District.
4. The Commissioners Court for its authority to undertake action herein, relies upon the law as specifically found in Chapter 382 of the Code, wherein it is provided that a commissioners court of certain counties with a population of more than 1.5 million may create a public improvement district, and authorize such a district to take such actions as are authorized under Chapters 382, 381 and 380 of the Code, including imposition of ad valorem, sales and use, and hotel occupancy taxes, at rates specified by such county, within the boundaries of the public improvement district (collectively the

"Laws") if such taxes are approved by the qualified voters in the District at an election called for that purpose.

5. The Commissioners Court relies upon the authority granted in Chapter 271 of the Texas Election Code authorizing political subdivisions, such as the District, to conduct a joint election, and the request of the Petitioner that the County agree to conduct a joint election with the District upon its creation in order to facilitate the orderly conduct of the election required to approve the ad valorem tax, sales and use tax, and hotel occupancy tax authorized by this Order.
6. The Commissioners Court recognizes the prayer in the Petition that the District be created and authorized under Chapter 382 of the Code, and that the District impose taxes in lieu of assessments, and finds that the District is not required to submit a feasibility report or assessment plan pursuant to the requirements of such statute.
7. After full consideration by the Commissioners Court, including presentation of testimony and evidence at a public hearing as required by Chapter 382 of the Code, the Commissioners Court affirmatively finds that:
  - (a) the Petition conforms to the requirements of the Laws and that creation of the District under Chapter 382 of the Code;
  - (b) appointment of directors, and imposition of an ad valorem tax, sales and use tax, and hotel occupancy tax at a rate specified in this Order is beneficial and advisable to the County and in the County's best interest in order to fund public improvements and economic development programs and induce and incentivize economic development projects through the use of economic development agreements, grants and loans proposed for the District in lieu of assessments, through the issuance of bonds or other financing methods; and
  - (c) creation of the District will provide for the improvement and construction of transportation infrastructure, creation of single-family housing as well as stimulate business and commercial activity and lead to job creation, and would serve the public purpose of economic development and, specifically, providing new jobs, expanding commercial development, construction of residential housing and improvement of roadways.

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

Section 1. The Petition for creation of a public improvement district is in all respects granted, and a public improvement district is hereby created. The District shall be known as the "Briggs Ranch II Special Improvement District," to be authorized by and to operate pursuant to the provisions of Chapter 382 of the Code; directors are hereby appointed and are named in this Order; and, subject to the approval of the qualified voters in the District, an ad valorem tax, sales and use tax, and hotel occupancy tax is hereby authorized to be imposed within the boundaries of

the District, at the rate set forth in this Order, as prayed for in the Petition to fund the District's planned public improvements and economic development grants, by the issuance of bonds or other methods. Assessments may not be levied or imposed by the District's board of directors. Except as may be provided for herein, the Commissioners Court hereby delegates to the District, all of the powers granted to the County under Chapter 382 of the Code. In addition, the County hereby grants to the District the powers and duties of a road district and the power to construct and provide water, wastewater and drainage facilities contingent upon consent from the City for such a grant of power. The District, upon approval from the Commissioners Court, is authorized to issue bonds for any District purpose secured by any District revenue.

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

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

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

Section 5. Upon calling for an election by the District, the District will be permitted to negotiate and enter into an agreement to conduct a joint election with the County in order to facilitate the orderly conduct of the District's confirmation, tax and bond election, which may be held May 9, 2023, or on another uniform election date. The District's qualified voters shall cast their ballots for or against the District and its proposed taxes, economic development agreement authority, and bonds at a regular Bexar County polling place because no public building will exist within the District at the time of such election. Bexar County agrees to enter into an agreement to conduct a joint election pursuant to Chapter 271 of the Texas Election Code, and will negotiate the terms of such election with the District's Board of Directors.

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

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

1. Marcus Primm
2. Judy O'Malley
3. Thad Rutherford
4. Chris Martinez
5. Jennifer Ramos
6. Donovan Fikes
7. Fernando Diego

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

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

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


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

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

In addition, a certified copy of this Order shall be filed in the Real Property Records of Bexar County.

PASSED, ADOPTED, ORDERED AND EFFECTIVE this 25 day of October, 2022.

  
\_\_\_\_\_  
Nelson W. Wolff County Judge

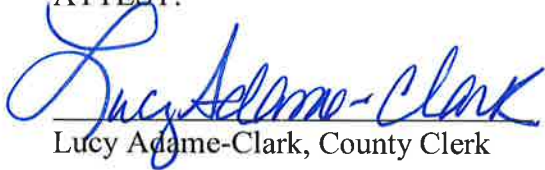
  
\_\_\_\_\_  
Rebeca Clay-Flores Commissioner, Precinct 1

  
\_\_\_\_\_  
Justin Rodriguez Commissioner, Precinct 2

  
\_\_\_\_\_  
Marialyn Barnard Commissioner, Precinct 3

  
\_\_\_\_\_  
Tommy Calvert Commissioner, Precinct 4

ATTEST:

  
\_\_\_\_\_  
Lucy Adame-Clark, County Clerk

**EXHIBIT A**

**LEGAL DESCRIPTION**

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;

Page 1 of 11

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Briggs Ranch  
324.155 Acres  
Job No. 13412-04

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;

Briggs Ranch  
324.155 Acres  
Job No. 11412-04

S 00°14'28" E, at a distance of 1796.18 feet passing a found ¼" iron rod with a yellow cap marked "Pape Dawson", a northwest corner of a called 487.6-acre tract recorded in Volume 17108, Pages 300-310 Official Public Records of Bexar County, Texas, continuing with the east line of said remaining portion of a called 1909.83-acre tract, same being the west line of said called 487.6-acre tract, for a total distance of 2380.70 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson", an angle point in the east line of the Vacate, Replat and Subdivision Plat of Trails of Briggs Ranch, Unit 3A recorded in Volume 9581, Pages 75-81 of the Deed and Plat Records of Bexar County, Texas;

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

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

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

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

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

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

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

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

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

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 ¼" 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;

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;

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**

**PETITION**

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

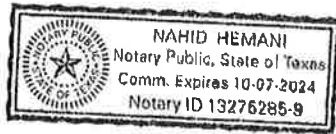
§

COUNTY OF BEXAR

§

§

This instrument was acknowledged before me on this 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.



[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 34,120,213 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 75.11, Pages 80-89 of the Official Public Records of Bexar County, Texas, out of the Precilla Farkington Survey No. 5, Abstract 1029 and the Mrs. S.C. Craig Survey No. 13 3/4, Abstract 1077, Bexar County, Texas, said 324.155-acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

**BEGINNING:** At a found 1/2" iron rod, on the south line of a called 33.68-acre tract recorded in Volume 8810, Pages 1630-1644 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 5D-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 5D-2 Subdivision, a distance of 418.59 feet to a found 1/2" iron rod;

**THENCE:** S 88°19'33" E, continuing with the north line of said remaining portion of a called 1909.83-acre tract, same being the south line of said Arcadia Ridge Phase 1, Unit 5D-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 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 5D Subdivision, for a total distance of 270.57 feet to a found 1/2" iron rod;

Page 1 of 11

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 ¾" iron rod with a yellow cap marked "Papa Dawson", and;

Page 2 of 11

 PAPE-DAWSON  
ENGINEERS

Page 8 of 24

Briggs Ranch  
324.155 Acres  
Job No. 11412-04

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

THENCE: Departing the west line of said called 487.6-acre tract, with the east line of said Vacate, Replat and Subdivision Plat of Trails of Briggs Ranch, Unit 3A, the following bearings and distances:  
N 47°52'39" W, a distance of 44.20 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";  
N 24°38'17" W, a distance of 268.98 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";  
N 20°55'52" W, a distance of 177.63 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";  
N 00°06'06" W, a distance of 236.82 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";  
N 33°42'42" W, a distance of 132.41 feet to a found iron rod with a cap marked "SCCEP";  
N 43°03'56" W, a distance of 60.00 feet to a found ½" iron rod, a southeast corner of a remaining portion of a 285.9-acre tract recorded in Volume 18557, Pages 873-886 of the Official Public Records of Bexar County, Texas;

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

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

Page 3 of 11

 PAPE-DAWSON  
ENGINEERS

Page 9 of 24

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 92.84 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;

Page 4 of 11



Page 10 of 24



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 1/2" iron rod with a yellow cap marked "Pape Dawson";  
S 87°15'14" W, a distance of 95.96 feet to a found 1/2" iron rod with a yellow cap marked "Pape Dawson";  
S 59°09'11" W, a distance of 298.88 feet to a found 1/2" iron rod with a yellow cap marked "Pape Dawson";  
S 31°09'50" W, a distance of 267.72 feet to a found 1/2" iron rod with a yellow cap marked "Pape Dawson", and;  
S 58°41'26" W, a distance of 344.90 feet to a found 1/2" 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 1/2" 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 1/2" 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 1/2" 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 1/2" 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 1/2" 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 1/2" iron rod with a yellow cap marked "Pape Dawson";  
N 80°59'43" W, a distance of 139.45 feet to a found 1/4" iron rod;



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 5 of 11



Page 12 of 24

Briggs Ranch  
324.155 Acres  
Job No. 11412-04

S 39°18'24" W, a distance of 128.81 feet to a found 1/2" iron rod;  
S 79°36'12" W, a distance of 137.47 feet to a found 1/2" iron rod with a yellow cap marked "Pape Dawson";  
S 22°38'58" W, a distance of 196.24 feet to a found 1/2" iron rod;  
S 66°40'47" W, a distance of 107.28 feet to a found 1/2" iron rod with a yellow cap marked "Pape Dawson";  
S 11°12'57" E, a distance of 556.23 feet to a found 1/2" iron rod with a yellow cap marked "Pape Dawson";  
S 67°59'20" E, a distance of 224.94 feet to a found 1/2" iron rod with a yellow cap marked "Pape Dawson";  
N 89°46'02" E, a distance of 134.63 feet to a found 1/2" iron rod with a yellow cap marked "Pape Dawson";  
N 59°35'01" E, a distance of 262.98 feet to a found 1/2" iron rod with a yellow cap marked "Pape Dawson";  
N 41°43'14" E, a distance of 79.97 feet to a found 1/2" iron rod with a yellow cap marked "Pape Dawson";  
N 25°37'03" E, a distance of 153.17 feet to a set 1/2" iron rod with a yellow cap marked "Pape Dawson";  
N 08°58'35" E, a distance of 32.08 feet to a found 1/2" iron rod with a yellow cap marked "Pape Dawson";  
N 54°56'17" E, a distance of 95.79 feet to a found 1/2" iron rod with a yellow cap marked "Pape Dawson";  
S 34°08'52" E, a distance of 379.90 feet to a found 1/2" iron rod;  
S 00°31'24" W, a distance of 262.98 feet to a found 1/2" iron rod with a yellow cap marked "Pape Dawson";  
S 24°02'06" W, a distance of 283.21 feet to a found 1/2" iron rod with a yellow cap marked "UK";  
S 08°46'58" E, a distance of 70.17 feet to a found 1/2" iron rod with a yellow cap marked "UK";  
S 16°02'16" W, a distance of 214.29 feet to a found 1/2" iron rod;  
S 35°35'57" W, a distance of 179.10 feet to a found 1/2" iron rod;  
S 50°12'25" W, a distance of 122.05 feet to a found 1/2" iron rod;

Page 7 of 11



Page 13 of 24

Briggs Ranch  
324.155 Acres  
Job No. 11412-04

S 29°35'19" W, a distance of 78.20 feet to a found 1/2" iron rod with a yellow cap marked "UK";

S 14°12'23" E, a distance of 311.02 feet to a found 1/2" iron rod;

S 14°02'28" E, a distance of 237.90 feet to a found 1/2" iron rod;

S 29°57'24" E, a distance of 121.61 feet to a found 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 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 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 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 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 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 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 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 1/2" iron rod with a yellow cap marked "Pape Dawson", a point of reverse curvature;

Page 8 of 11

 **PAPE-DAWSON  
ENGINEERS**

Page 14 of 24

Origgs 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 28.18 feet to a set 1/2" 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 1/2" 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 1/2" 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 1/2" 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 1/2" iron rod with a yellow cap marked "Pape Dawson";

S 77°04'44" W, a distance of 174.77 feet to a set 1/2" iron rod with a yellow cap marked "Pape Dawson";

S 68°00'42" W, a distance of 108.86 feet to a set 1/2" iron rod with a yellow cap marked "Pape Dawson";

S 73°00'58" W, a distance of 46.38 feet to a set 1/2" iron rod with a yellow cap marked "Pape Dawson";

S 87°43'14" W, a distance of 195.91 feet to a set 1/2" iron rod with a yellow cap marked "Pape Dawson";

S 86°18'14" W, a distance of 89.25 feet to a set 1/2" iron rod with a yellow cap marked "Pape Dawson";

S 83°57'16" W, a distance of 128.62 feet to a set 1/2" iron rod with a yellow cap marked "Pape Dawson";

Page 9 of 11



Page 15 of 24

Briggs Ranch  
324.155 Acres  
Job No. 11412-04

N 89°59'59" W, a distance of 56.22 feet to a set 1/2" iron rod with a yellow cap marked "Pape Dawson";

N 75°44'59" W, a distance of 70.13 feet to a set 1/2" iron rod with a yellow cap marked "Pape Dawson";

N 60°05'30" W, a distance of 78.14 feet to a set 1/2" iron rod with a yellow cap marked "Pape Dawson";

N 50°01'33" W, a distance of 55.47 feet to a set 1/2" iron rod with a yellow cap marked "Pape Dawson";

N 51°09'30" W, a distance of 94.56 feet to a set 1/2" iron rod with a yellow cap marked "Pape Dawson";

N 52°59'29" W, a distance of 138.41 feet to a set 1/2" iron rod with a yellow cap marked "Pape Dawson";

N 59°46'47" W, a distance of 80.74 feet to a set 1/2" iron rod with a yellow cap marked "Pape Dawson";

N 85°03'34" W, a distance of 112.74 feet to a set 1/2" iron rod with a yellow cap marked "Pape Dawson";

S 82°43'36" W, a distance of 183.69 feet to a set 1/2" iron rod with a yellow cap marked "Pape Dawson";

N 78°42'01" W, a distance of 138.26 feet to a set 1/2" iron rod with a yellow cap marked "Pape Dawson";

N 67°45'02" W, a distance of 102.58 feet to a set 1/2" iron rod with a yellow cap marked "Pape Dawson";

N 71°06'01" W, a distance of 149.51 feet to a set 1/2" iron rod with a yellow cap marked "Pape Dawson";

N 43°28'19" W, a distance of 137.55 feet to a set 1/2" iron rod with a yellow cap marked "Pape Dawson";

N 36°33'38" W, a distance of 189.28 feet to a set 1/2" iron rod with a yellow cap marked "Pape Dawson", and;

N 52°42'01" W, a distance of 129.74 feet to a set 1/2" 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 1/2" iron rod with a yellow cap marked "Pape Dawson", the southeast corner of said 200.0-acre tract;

Page 10 of 11

 **PAPE-DAWSON  
ENGINEERS**

Page 16 of 24

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 1/2" iron rod with a yellow cap marked "Pape Dawson";  
N 30°18'23" W, a distance of 1987.25 feet to a found 1/2" iron rod with a yellow cap marked "Pape Dawson";  
N 23°28'14" W, a distance of 1071.00 feet to a found 1/2" 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 3/8" 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 3/8" 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 3/8" iron rod with a yellow cap marked "Pape Dawson";  
 S 25°45'02" E, a distance of 294.22 feet to a found 3/8" iron rod with a yellow cap marked "Pape Dawson";  
 S 17°41'53" E, a distance of 288.10 feet to a found 3/8" iron rod with a yellow cap marked "Pape Dawson";  
 S 04°46'57" E, a distance of 654.32 feet to a found 3/8" iron rod with a yellow cap marked "Pape Dawson";

Page 1 of 2



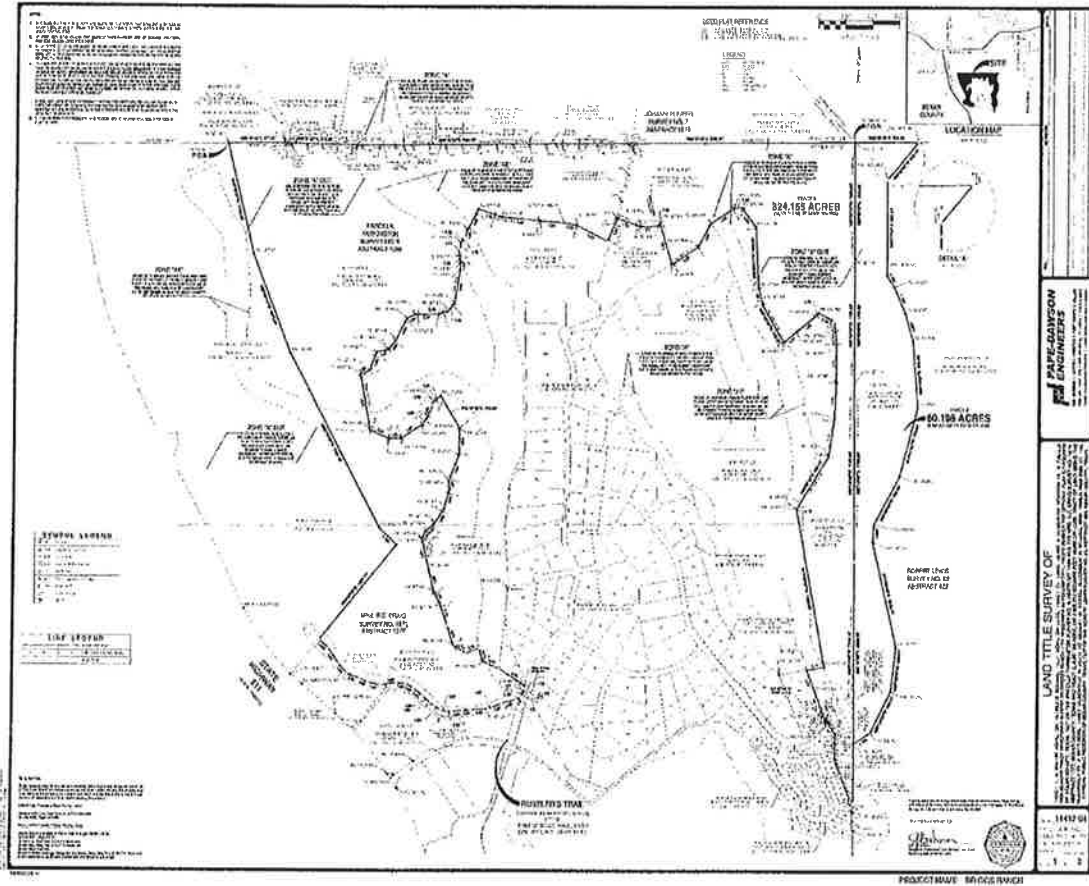
Briggs Ranch  
60.198 Acres  
Job No. 11412-04

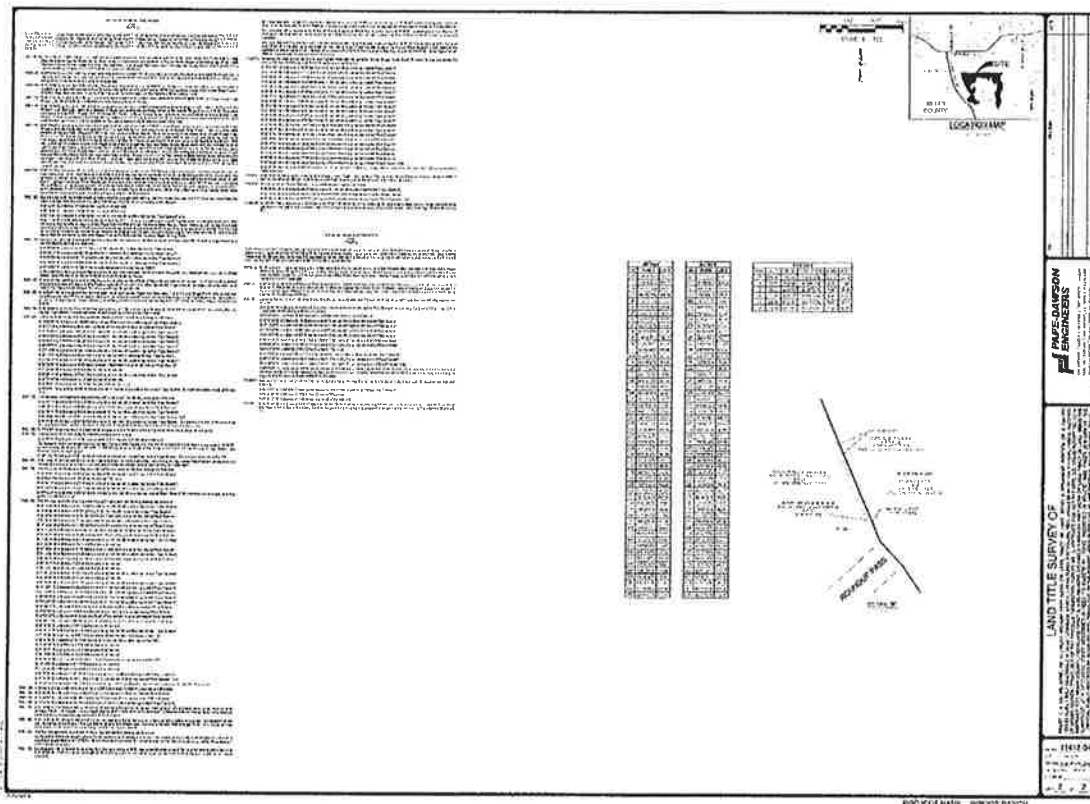
S 16°11'24" W, a distance of 704.64 feet to a found 1/2" iron rod with a yellow cap marked "Pape Dawson";  
S 30°20'43" W, a distance of 552.99 feet to a found 1/2" iron rod with a yellow cap marked "Pape Dawson";  
S 03°55'12" W, a distance of 173.13 feet to a found 1/2" iron rod;  
S 14°09'53" E, a distance of 1073.72 feet to a found 1/2" iron rod with a yellow cap marked "Pape Dawson";  
S 07°10'42" W, a distance of 436.07 feet to a found 1/2" iron rod with a yellow cap marked "Pape Dawson";  
S 29°16'18" W, a distance of 464.77 feet to a found 1/2" iron rod with a yellow cap marked "Pape Dawson", and;  
S 60°15'58" W, a distance of 216.64 feet to a found 1/4" 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;

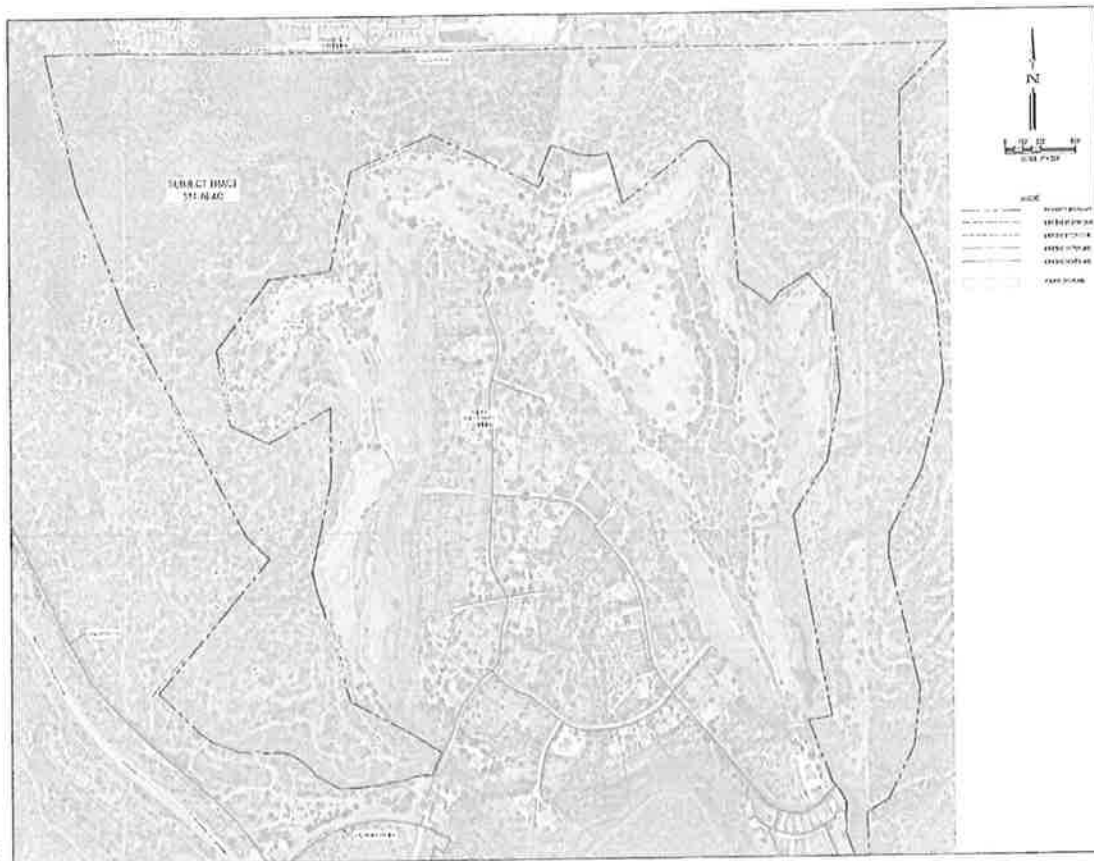
THENCE: With an east line of said called 1909.83-acre tract, same being the west line of said remainder of a 547.7-acre tract, the following bearings and distances:  
N 00°14'28" W, a distance of 1796.18 feet to a set 1/2" iron rod with a yellow cap marked "Pape Dawson";  
N 00°18'50" W, a distance of 1756.48 feet to a found 1/2" iron rod;  
N 00°16'43" W, a distance of 1162.00 feet to a found 1/4" 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: *[Signature]*  
Gilbert W. Hodge,  
Managing Member of the General Partner

DATE: 5/11/21

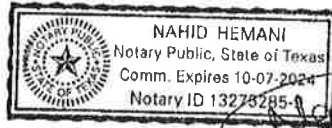
**ACKNOWLEDGMENT**

STATE OF TEXAS

§  
§  
§

COUNTY OF BEXAR

This instrument was acknowledged before me on this 11<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.

  
*[Signature]*  
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

**EXHIBIT C**

**JULY 13, 2021 RESOLUTION**





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

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

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

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

**WHEREAS**, the District may be created for the purposes of a district created and organized under Section 52, Article III, and Section 59, Article XVI of the Texas Constitution, Chapters 380, 381, 382, and 383 of the Code, and for the purposes of creating a program for economic development as provided in Section 52-a, Article III of the Texas Constitution, and for any other lawful purpose authorized by the governing laws; and

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

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

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

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

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

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

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

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

**SECTION I**

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

**SECTION II**

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

**SECTION III**

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

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


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

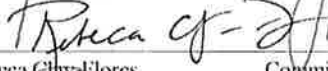
- C. Consent of the City of San Antonio, by resolution or ordinance, authorizing the County's creation of the District.

**SECTION IV**

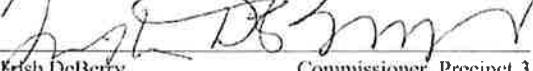
This Resolution of Intent shall be effective immediately upon its passage and adoption.

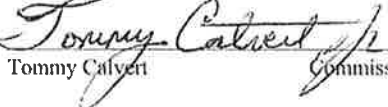
Passed and Approved this 13 day of July, 2021.

  
\_\_\_\_\_  
Nelson W. Wolff County Judge

  
\_\_\_\_\_  
Rebeca Chy-Klores Commissioner, Precinct 1

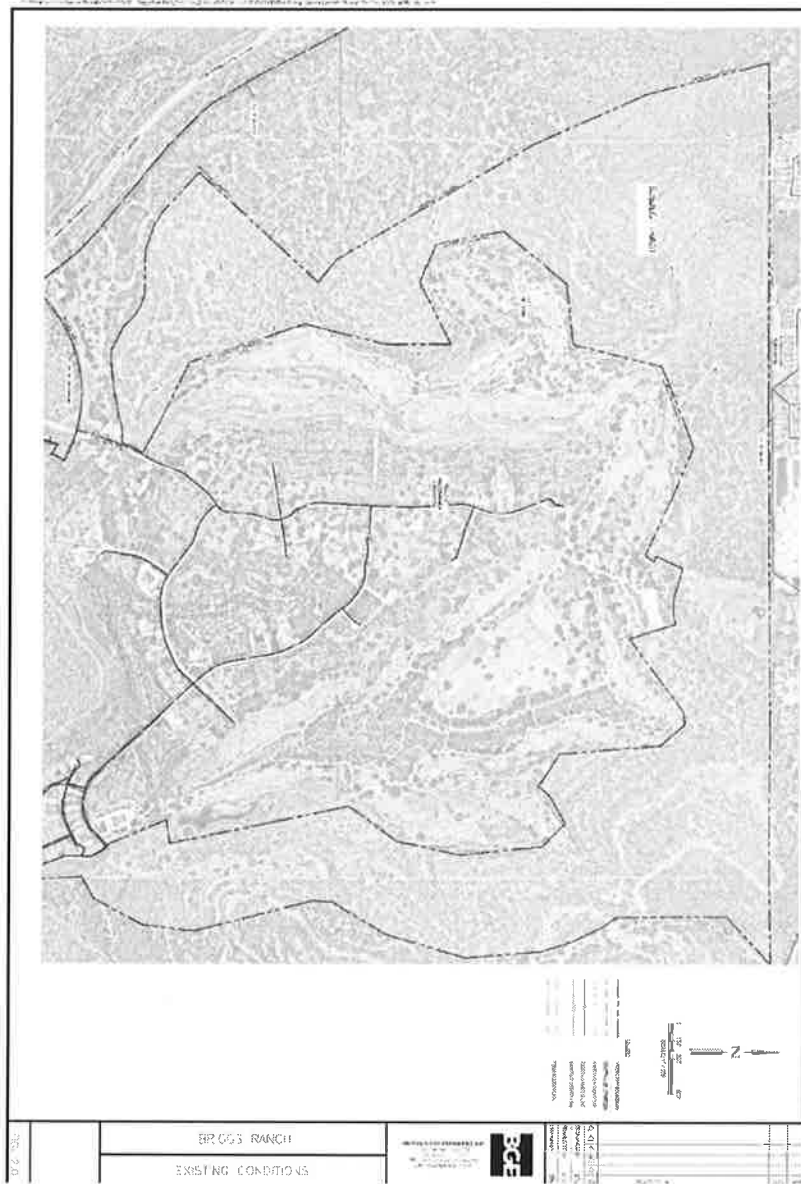
  
\_\_\_\_\_  
Justin Rodriguez Commissioner, Precinct 2

  
\_\_\_\_\_  
Frish DeBerty Commissioner, Precinct 3

  
\_\_\_\_\_  
Tommy Calvert Commissioner, Precinct 4

**EXHIBIT "A"**

**Aerial Map of Special Improvement District**



**EXHIBIT "B"**

**Metes & Bounds of Special Improvement District**

METES AND BOUNDS DESCRIPTION  
FOR  
TRACT 1

A 324.155 acre, or 14,120,213 square feet more or less, tract of land, being a remaining portion of a called 1909.83-acre tract described in deed to Briggs Ranch, Ltd recorded in Volume 7511, Pages 80-89 of the Official Public Records of Bexar County, Texas, out of the Precilla Tarkington Survey No. 5, Abstract 1029 and the Mrs. S.C. Craig Survey No. 13 1/4, Abstract 1077, Bexar County, Texas. Said 324.155-acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

**BEGINNING:** At a found 3/4" 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 3/4" 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 3/4" iron rod;

Page 1 of 11

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 1/2" 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 3/8" iron rod;  
S 00°16'43" E, a distance of 1162.00 feet to a found 1/2" iron rod;  
S 00°18'50" E, a distance of 1756.48 feet to a set 3/8" iron rod with a yellow cap marked "Pape Dawson", and;

Page 2 of 11



Page 7 of 19

Briggs Ranch  
324,155 Acres  
Job No. 11412-04

S 00°14'28" E, at a distance of 1796.18 feet passing a found 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 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 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 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 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 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 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 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 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;

Page 3 of 11



Page 8 of 19



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;

Page 4 of 11



Page 9 of 19

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 72°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 "r" in rock;

Page 5 of 11

 **PAPE-DAWSON  
ENGINEERS**

Page 10 of 19

Briggs Ranch  
324.155 Acres  
Job No. 11412.04

N 85°58'00" W, a distance of 271.48 feet to a found 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 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 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 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 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 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 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 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 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 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 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 1/2" iron rod;

S 73°17'50" W, a distance of 97.70 feet to a found 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 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 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 1/2" iron rod;



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 ¼" 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 ¼" 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 ¼" 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 ¼" iron rod with a yellow cap marked "Pape Dawson";  
N 54°56'17" E, a distance of 95.79 feet to a found ¼" iron rod with a yellow cap marked "Pape Dawson";  
S 34°08'52" E, a distance of 379.90 feet to a found ¼" iron rod;  
S 00°31'24" W, a distance of 262.98 feet to a found ¼" iron rod with a yellow cap marked "Pape Dawson";  
S 24°02'06" W, a distance of 283.21 feet to a found ¼" 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 ¼" iron rod;  
S 35°35'57" W, a distance of 179.10 feet to a found ¼" iron rod;  
S 50°12'25" W, a distance of 122.05 feet to a found ¼" iron rod;



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;



Briggs Ranch  
374.155 Acres  
Job No. 13412-04

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 1/2" 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 1/2" 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 1/2" 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 1/2" 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 1/2" iron rod with a yellow cap marked "Pape Dawson";

S 77°04'44" W, a distance of 174.77 feet to a set 1/2" iron rod with a yellow cap marked "Pape Dawson";

S 68°00'42" W, a distance of 108.86 feet to a set 1/2" iron rod with a yellow cap marked "Pape Dawson";

S 73°00'58" W, a distance of 46.38 feet to a set 1/2" iron rod with a yellow cap marked "Pape Dawson";

S 87°43'14" W, a distance of 195.91 feet to a set 1/2" iron rod with a yellow cap marked "Pape Dawson";

S 86°18'14" W, a distance of 89.25 feet to a set 1/2" iron rod with a yellow cap marked "Pape Dawson";

S 83°57'16" W, a distance of 128.62 feet to a set 1/2" iron rod with a yellow cap marked "Pape Dawson";

Page 9 of 11



Page 14 of 19

Briggs Ranch  
324.155 Acres  
Job No. 17412-01

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°03'30" 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



Page 15 of 19

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 1/2" iron rod with a yellow cap marked "Pape Dawson";  
N 30°18'23" W, a distance of 1987.25 feet to a found 1/2" iron rod with a yellow cap marked "Pape Dawson";  
N 23°28'14" W, a distance of 1071.00 feet to a found 1/2" 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°11'26" W, a distance of 704.64 feet to a found 1/2" iron rod with a yellow cap marked "Pape Dawson";  
S 30°20'43" W, a distance of 552.99 feet to a found 1/2" iron rod with a yellow cap marked "Pape Dawson";  
S 03°55'12" W, a distance of 173.13 feet to a found 1/2" iron rod;  
S 14°09'53" E, a distance of 1073.72 feet to a found 1/2" iron rod with a yellow cap marked "Pape Dawson";  
S 07°10'42" W, a distance of 436.07 feet to a found 1/2" iron rod with a yellow cap marked "Pape Dawson";  
S 28°16'18" W, a distance of 464.77 feet to a found 1/2" iron rod with a yellow cap marked "Pape Dawson", and;  
S 60°15'58" W, a distance of 216.64 feet to a found 1/2" 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 1/2" iron rod with a yellow cap marked "Pape Dawson";

N 00°18'50" W, a distance of 1756.48 feet to a found 1/2" iron rod;

N 00°16'43" W, a distance of 1162.00 feet to a found 1/2" iron rod, and;

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

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: April 22, 2021  
JOB NO. 11412-04  
DOC. ID. N:\CIVIL\11412-04\Word\11412-04 FN\_60.198 AC.docx



**EXHIBIT "C"**

**Proposed Public Improvements of Special Improvement District**

**(subject to change)**

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