

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

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

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

All Commissioners were present, except _____; and

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

AYE 5 / NO —

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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


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

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



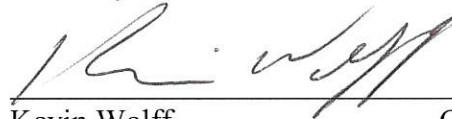
Nelson W. Wolff County Judge



Sergio "Chico" Rodriguez Commissioner, Precinct 1



Justin Rodriguez Commissioner, Precinct 2



Kevin Wolff Commissioner, Precinct 3



Tommy Calvert Commissioner, Precinct 4

ATTEST:



Lucy Adame-Clark, County Clerk

EXHIBIT A
LEGAL DESCRIPTION



METES AND BOUNDS DESCRIPTION
FOR

Being 866.977 acres of land, more or less, consisting of all of a called 487.6 acre tract described in deed to Convergence Brass, LLC recorded in Volume 17108, Page 300 of the Official Public Records of Bexar County, Texas, a portion of a called 331.9 acre tract described as Tract 1 in deed to Convergence Brass, LLC recorded in Volume 17108, Page 282 of the Official Public Records of Bexar County, Texas, all of a called 62.4 acre tract described as Tract 2 in deed to Convergence Brass, LLC recorded in Volume 17108, Page 282 of the Official Public Records of Bexar County, Texas, a portion of State Highway 211, a variable width public right-of-way, and a portion of Briggs Ranch, a 70-foot public right-of-way dedicated in Volume 9547, Page 210 of the Deed and Plat Records of Bexar County, Texas. Said 866.977 acres of land being situated in the Manuel Leal Survey No. 298, Abstract 444 in County Block 4350, the R. Luis Survey No. 63, Abstract 422 in County Block 4341, the Caroline Logan Survey No. 65 ½, Abstract 1011 in County Block 4342, the T.A. Cooke Survey No. 65 ¼, Abstract 1076 in County Block 4342, the Clementine Bundick Survey No. 13 ½, Abstract 992 in County Block 4325, and the S.C. Craig Survey No. 13 ¾, Abstract 1077 in County Block 4325, all in Bexar County, Texas. Said 866.977 acres of land being more fully described as follows:

BEGINNING: At the southeast corner of said called 331.9 acre tract and the southwest corner of a 304.044 acre tract described in deed to Air Force Village II recorded in Volume 6179, Page 967 of said Official Public Records, on the north right-of-way line of U.S. Highway 90, a variable width public right-of-way;

THENCE: S 86°41'48" W, with the south line of said called 331.9 acre tract and the north right-of-way line of said U.S. Highway 90, a distance of 640.78 feet to the southwest corner of said called 331.9 acre tract and the southeast corner of a 25.39 acre tract described in deed to California Friends Foundation recorded in Document No. 2010016827 of said Official Public Records;

THENCE: With a west line of said called 331.9 acre tract and the east line of said California Friends Foundation tract, the following bearings and distances:

Northwesterly, along a non-tangent curve to the right, said curve having a radius of 20.00 feet, a central angle of 84°45'11", a chord bearing and distance of N 45°38'26" W, 26.96 feet, for an arc length of 29.58 feet to a point;

N 03°16'15" W, a distance of 501.67 feet to a point;

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TBPE Firm Registration #470 | TBPLS Firm Registration #10028800
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Northeasterly, along a non-tangent curve to the right, said curve having a radius of 15.00 feet, a central angle of 60°18'32", a chord bearing and distance of N 26°53'57" E, 15.07 feet, for an arc length of 15.79 feet to a point;

Northwesterly, along a reverse curve to the left, said curve having a radius of 86.00 feet, a central angle of 191°07'32", a chord bearing and distance of N 38°30'37" W, 171.19 feet, for an arc length of 286.88 feet to a corner of said called 331.9 acre tract, a northwest corner of said California Friends Foundation tract, and a southeast corner of Lot 1, Block 20 of Estates at Briggs Ranch Apartments Subdivision recorded in Volume 9649, Pages 132-133 of the Deed and Plat Records of Bexar County, Texas;

THENCE: With a west line of said called 331.9 acre tract and the west line of said Estates at Briggs Ranch Subdivision, the following bearings and distances:

N 00°05'19" W, a distance of 128.65 feet to a point;

N 55°36'52" W, a distance of 473.66 feet to a point;

N 03°17'20" W, a distance of 204.38 feet to a west corner of said called 331.9 acre tract, the northeast corner of said Lot 1 of Briggs Ranch Subdivision, and the southeast corner of a 236.376 acre tract described in deed to Golf Club of Texas Partners, LLC recorded in Volume 16964, Page 1846 of said Official Public Records;

THENCE: With a southwest line of said called 331.9 acre tract and the northeast line of said Golf Club of Texas Partners tract, the following bearings and distances:

N 17°52'42" E, a distance of 253.53 feet to a point;

N 22°37'29" W, a distance of 412.17 feet to a point;

N 11°40'18" W, a distance of 343.27 feet to a point;

N 39°34'17" W, a distance of 205.13 feet to a point;

N 37°42'07" W, a distance of 364.25 feet to a point;

N 38°59'49" W, a distance of 353.31 feet to a point;

N 05°13'50" W, a distance of 432.98 feet to a point;



N 35°36'23" W, a distance of 420.91 feet to a point;

N 35°46'04" W, a distance of 374.06 feet to a point;

N 81°15'05" W, a distance of 361.44 feet to a point;

N 01°15'45" E, a distance of 259.66 feet to a point;

N 43°21'55" W, a distance of 405.59 feet to a point;

N 45°43'38" W, a distance of 322.18 feet to a point;

N 81°59'40" W, a distance of 360.07 feet to a point;

N 83°07'46" W, a distance of 329.83 feet to a point;

S 83°25'53" W, a distance of 159.94 feet to a point;

N 09°53'43" W, a distance of 300.04 feet to a point;

N 25°08'20" W, a distance of 118.58 feet to a point;

N 45°04'07" W, a distance of 82.55 feet to a point;

N 34°06'44" W, a distance of 93.02 feet to the south corner of a 15.00 acre tract described in deed to Briggs 15-2015 LLC recorded in Volume 17108, Page 716 of said Official Public Records, on the northeast line of said Golf Club of Texas Partners tract and a southeast line of said called 331.9 acre tract;

THENCE: N 26°29'37" E, departing the northeast line of said Golf Club of Texas Partners tract, with the southeast line of said Briggs 15-2015 tract, a distance of 661.29 feet to the east corner of said Briggs 15-2015 tract;

THENCE: N 57°09'59" W, with the northeast line of said Briggs 15-2015 tract, a distance of 891.35 feet to the north corner of said Briggs 15-2015 tract and the east corner of a 4.00 acre tract described in deed to Brass Timeshare Partners, LLC recorded in Volume 15100, Page 2328 of said Official Public Records, on a southwest line of said called 331.9 acre tract;



THENCE: With the northeast line of said Brass Timeshare Partners tract and a southwest line of said called 331.9 acre tract, the following bearings and distances:

Northwesterly, along a non-tangent curve to the right, said curve having a radius of 485.00 feet, a central angle of 04°02'45", a chord bearing and distance of N 55°10'38" W, 34.24 feet, for an arc length of 34.25 feet to a point;

N 53°10'02" W, a distance of 412.56 feet to a point;

Northwesterly, along a tangent curve to the left, said curve having a radius of 1165.00 feet, a central angle of 07°32'04", a chord bearing and distance of N 56°56'04" W, 153.09 feet, for an arc length of 153.20 feet to the north corner of said Brass Timeshare Partners tract, the northeast corner of Lot 1, Block 4 of Briggs Ranch Timeshare Unit-1 Subdivision recorded in Volume 9567, Page 212 of said Deed and Plat Records, a west corner of said called 331.9 acre tract, and the southeast terminus of said Briggs Ranch,;

THENCE: Northwesterly, with the south right-of-way line of said Briggs Ranch and the northwest line of said Lot 1, along a non-tangent curve to the left, said curve having a radius of 1165.00 feet, a central angle of 07°37'50", a chord bearing and distance of N 64°30'15" W, 155.04 feet, for an arc length of 155.15 feet to the north corner of said Lot 1, a south corner of said Briggs Ranch, on a southeast line of said Golf Club of Texas Partners tract;

THENCE: With the south right-of-way line of said Briggs Ranch and the north lines of a 10.05 acre tract described in deed to Falcon-Briggs Ranch, LLC recorded in Volume 18117, Page 1294 of said Official Public Records and a tract described in deed to Joel Michael and Richard Costa recorded in Volume 16907, Page 307 of said Official Public Records, the following bearings and distances:

N 66°08'40" E, a distance of 6.99 feet to a point;

Southwesterly, along a non-tangent curve to the left, said curve having a radius of 1170.00 feet, a central angle of 57°05'29", a chord bearing and distance of S 83°22'29" W, 1118.19 feet, for an arc length of 1165.82 feet to a point;

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

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

S 54°49'44" W, a distance of 99.32 feet to a point;



S 10°31'27" W, a distance of 61.69 feet to a point on the east right-of-way line of State Highway 211, a variable width public right-of-way;

THENCE: With the east right-of-way line of said State Highway 211 and the west lines of said Joel Michael and Richard Costa tract, said Golf Club of Texas Partners tract, and a tract described in deed to Major Magic Holdings, LP recorded in Volume 14682, Page 763 of said Official Public Records, the following bearings and distances:

Southeasterly, along a non-tangent curve to the right, said curve having a radius of 3064.79 feet, a central angle of 16°40'13", a chord bearing and distance of S 25°13'47" E, 888.57 feet, for an arc length of 891.71 feet to a point;

S 16°53'40" E, a distance of 511.70 feet to a point;

S 21°39'30" E, a distance of 603.90 feet to a point;

S 21°01'04" E, a distance of 687.46 feet to a point;

S 52°17'05" E, a distance of 229.09 feet to a point;

S 00°16'48" E, a distance of 110.00 feet to a point;

S 89°43'34" W, a distance of 45.46 feet to a point;

S 39°23'01" W, a distance of 165.33 feet to a point;

Southeasterly, along a non-tangent curve to the right, said curve having a radius of 3117.79 feet, a central angle of 08°20'18", a chord bearing and distance of S 04°44'21" E, 452.90 feet, for an arc length of 453.30 feet to the southwest corner of said Major Magic Holdings tract and the northwest corner of said called 62.4 acre tract;

THENCE: N 90°00'00" E, departing the east right-of-way line of said State Highway 211, with a north line of said called 62.4 acre tract and a south line of said Major Magic Holdings tract, a distance of 222.71 feet to the westmost northeast corner of said called 62.4 acre tract and the westmost southeast corner of said Major Magic Holdings tract, on the west line of a 42.466 acre tract described in deed to SMS Briggs Ranch, LLC recorded in Volume 13882, Page 1351 of said Official Public Records;



THENCE: With the common lines of said called 62.4 acre tract and said SMS Briggs Ranch tract, the following bearings and distances:

S 00°01'08" E, a distance of 351.62 feet to a point;

Southwesterly, along a tangent curve to the right, said curve having a radius of 657.00 feet, a central angle of 27°52'06", a chord bearing and distance of S 13°54'55" W, 316.42 feet, for an arc length of 319.56 feet to a point;

S 27°50'57" W, a distance of 165.88 feet to a point;

Southwesterly, along a tangent curve to the left, said curve having a radius of 743.00 feet, a central angle of 28°15'51", a chord bearing and distance of S 13°43'00" W, 362.82 feet, for an arc length of 366.53 feet to a point;

S 00°24'57" E, a distance of 277.08 feet to a point;

N 89°35'03" E, a distance of 123.11 feet to a point;

Northeasterly, along a tangent curve to the left, said curve having a radius of 390.00 feet, a central angle of 31°00'57", a chord bearing and distance of N 74°04'35" E, 208.55 feet, for an arc length of 211.12 feet to a point;

S 31°25'52" E, a distance of 251.10 feet to a point;

S 57°33'09" E, a distance of 221.49 feet to a point;

Northeasterly, along a non-tangent curve to the right, said curve having a radius of 389.00 feet, a central angle of 40°43'35", a chord bearing and distance of N 57°05'04" E, 270.72 feet, for an arc length of 276.50 feet to a point;

N 77°26'51" E, a distance of 152.00 feet to a point;

Southeasterly, along a tangent curve to the right, said curve having a radius of 389.00 feet, a central angle of 90°00'01", a chord bearing and distance of S 57°33'09" E, 550.13 feet, for an arc length of 611.04 feet to a point;

S 12°33'09" E, a distance of 23.59 feet to a point;

N 77°26'51" E, a distance of 270.00 feet to a point;



N 12°33'09" W, a distance of 23.59 feet to a point;

Northwesterly, along a tangent curve to the left, said curve having a radius of 659.00 feet, a central angle of 71°24'36", a chord bearing and distance of N 48°15'26" W, 769.20 feet, for an arc length of 821.34 feet to a point;

Northwesterly, along a non-tangent curve to the right, said curve having a radius of 75.00 feet, a central angle of 71°24'30", a chord bearing and distance of N 48°15'33" W, 87.54 feet, for an arc length of 93.47 feet to a point;

N 12°33'09" W, a distance of 98.44 feet to a point;

Northwesterly, along a tangent curve to the left, said curve having a radius of 811.00 feet, a central angle of 16°02'01", a chord bearing and distance of N 20°34'10" W, 226.21 feet, for an arc length of 226.95 feet to a point;

N 28°35'10" W, a distance of 99.34 feet to a point;

Northwesterly, along a tangent curve to the right, said curve having a radius of 341.00 feet, a central angle of 28°33'59", a chord bearing and distance of N 14°18'09" W, 168.26 feet, for an arc length of 170.02 feet to a point;

N 00°00'54" W, a distance of 411.13 feet to the eastmost northwest corner of said called 62.4 acre tract and the eastmost southwest corner of said Major Magic Holdings tract, on the east line of said SMS Briggs Ranch tract;

THENCE: Departing the east line of said SMS Briggs Ranch tract, with a north line of said called 62.4 acre tract and a south line of said Major Magic Holdings tract, the following bearings and distances:

N 90°00'00" E, a distance of 133.35 feet to a point;

S 14°25'32" W, a distance of 24.75 feet to a point;

S 03°16'18" E, a distance of 106.10 feet to a point;

N 87°22'16" E, a distance of 227.88 feet to a point;

N 76°55'53" E, a distance of 224.04 feet to a point;

N 55°14'55" E, a distance of 137.10 feet to a point;



N 49°05'32" E, a distance of 35.03 feet to the southeast corner of said Major Magic Holdings tract and a southwest corner of said Golf Club of Texas Partners tract;

THENCE: With the northeast line of said called 62.4 acre tract and the southwest line of said Golf Club Partners of Texas tract, the following bearings and distances:

N 63°39'17" E, a distance of 211.95 feet to a point;

S 29°36'33" E, a distance of 185.70 feet to a point;

S 81°35'55" E, a distance of 34.90 feet to a to a northeast corner of said called 62.4 acre tract and the northwest corner of Lot 2, Block 20 of said Estates at Briggs Ranch Apartments Subdivision, on the southwest line of said Golf Club Partners of Texas tract;

THENCE: With the east line of said called 62.4 acre tract and the west line of Lot 2 of said Estates at Briggs Ranch Apartments Subdivision, the following bearings and distances:

S 15°33'03" E, a distance of 1742.54 feet to a point;

S 33°55'37" W, a distance of 393.12 feet to the southwest corner of said Lot 2, on the northwest right-of-way line of Mansions Bluffs, a 70-foot public right-of-way dedicated in said Estates at Briggs Ranch Apartments Subdivision, the beginning of a curve return to the right;

THENCE: With a southeast line of said called 62.4 acre tract and the north right-of-way line of said Mansion Bluffs, along said curve return and a cul-de-sac, the following bearings and distances:

Northwesterly, along a non-tangent curve to the right, said curve having a radius of 18.00 feet, a central angle of 31°17'44", a chord bearing and distance of N 09°35'06" W, 9.71 feet, for an arc length of 9.83 feet to a point;



Southwesterly, along a reverse curve to the left, said curve having a radius of 55.00 feet, a central angle of 240°26'31", a chord bearing and distance of S 65°50'24" W, 95.05 feet, for an arc length of 230.81 feet to a to the southmost southeast corner of said called 62.4 acre tract and the west terminus of said Mansion Bluffs, on the north line of a 40.00 acre tract described in deed to Briggs Ranch, Ltd. recorded in Volume 17797, Page 2223 of said Official Public Records;

THENCE: With the south line of said called 62.4 acre tract and the north line of said 40.00 acre Briggs Ranch tract, the following bearings and distances:

Northwesterly, along a non-tangent curve to the left, said curve having a radius of 1957.00 feet, a central angle of 29°15'22", a chord bearing and distance of N 72°38'57" W, 988.45 feet, for an arc length of 999.27 feet to a point;

N 87°16'38" W, a distance of 44.10 feet to a point;

Southwesterly, along a tangent curve to the left, said curve having a radius of 2957.00 feet, a central angle of 19°07'06", a chord bearing and distance of S 83°09'49" W, 982.11 feet, for an arc length of 986.68 feet to a point;

S 73°36'16" W, a distance of 78.89 feet to the southwest corner of said called 62.4 acre tract, the northwest corner of said 40.00 acre Briggs Ranch tract, on the east right-of-way line of said State Highway 211;

THENCE: With the west line of said called 62.4 acre tract and the east right-of-way line of said State Highway 211, the following bearings and distances:

N 16°23'05" W, a distance of 332.79 feet to a point;

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

N 07°49'54" E, a distance of 349.59 feet to a point;

N 00°23'28" W, a distance of 476.30 feet to a point;

Northwesterly, along a tangent curve to the left, said curve having a radius of 3114.79 feet, a central angle of 00°9'22", a chord bearing and distance of N 00°28'09" W, 8.49 feet, for an arc length of 8.49 feet to a point;



THENCE: Departing the west line of said called 62.4 acre tract, over and across said State Highway 211, the following bearings and distances:

S 89°27'00" W, a distance of 1.00 feet to a point;

Northwesterly, along a non-tangent curve to the left, said curve having a radius of 3113.79 feet, a central angle of 08°21'53", a chord bearing and distance of N 04°44'03" W, 454.19 feet, for an arc length of 454.59 feet to a point;

N 39°23'01" E, a distance of 166.25 feet to a point;

N 89°43'34" E, a distance of 44.93 feet to a point;

N 00°16'48" W, a distance of 108.51 feet to a point;

N 52°17'05" W, a distance of 228.88 feet to a point;

N 21°01'04" W, a distance of 687.73 feet to a point;

N 21°39'30" W, a distance of 603.94 feet to a point;

N 16°53'40" W, a distance of 511.74 feet to a point;

Northwesterly, along a tangent curve to the left, said curve having a radius of 3063.79 feet, a central angle of 16°40'41", a chord bearing and distance of N 25°14'01" W, 888.68 feet, for an arc length of 891.83 feet to a point;

N 10°31'27" E, at a distance of 1.77 feet passing the east right-of-way line of said State Highway 211, the west terminus of said Briggs Ranch, and continuing over and across said Briggs Ranch right-of-way for a total distance of 62.50 feet to a point;

THENCE: Continuing over and across said Briggs Ranch right-of-way, the following bearings and distances:

N 54°49'44" E, a distance of 99.68 feet to a point;

N 49°17'09" E, a distance of 134.58 feet to a point;

N 54°49'44" E, a distance of 24.61 feet to a point;



Northeasterly, along a tangent curve to the right, said curve having a radius of 1171.00 feet, a central angle of 57°12'26", a chord bearing and distance of N 83°25'57" E, 1121.22 feet, for an arc length of 1169.19 feet to a point;

S 66°08'40" W, a distance of 6.98 feet to a point;
Southeasterly, along a non-tangent curve to the right, said curve having a radius of 1166.00 feet, a central angle of 07°30'49", a chord bearing and distance of S 64°26'45" E, 152.79 feet, for an arc length of 152.90 feet to a point on the east terminus of said Briggs Ranch and a west line of said called 331.9 acre tract;

THENCE: N 29°18'40" E, with the east terminus line of said Briggs Ranch and a west line of said called 331.9 acre tract, a distance of 63.88 feet to a west corner of said called 331.9 acre tract and the northeast terminus of said Briggs Ranch;

THENCE: With a north line of said called 331.9 acre tract, the following bearings and distances:

Southeasterly, along a non-tangent curve to the right, said curve having a radius of 1230.10 feet, a central angle of 07°31'59", a chord bearing and distance of S 56°55'21" E, 161.61 feet, for an arc length of 161.73 feet to a point;

S 53°09'20" E, a distance of 334.43 feet to a point;
N 36°50'40" E, a distance of 86.94 feet to a corner of said called 331.9 acre tract and a south corner of Block 1 of Trails of Briggs Ranch, Unit-1 Subdivision Recorded in Volume 9547, Pages 35-47 of said Deed and Plat Records;

THENCE: With the common line of said called 331.9 acre tract and said Trails of Briggs Ranch, Unit-1 Subdivision, the following bearings and distances:

S 74°02'04" E, a distance of 424.89 feet to a point;

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

N 81°17'43" E, a distance of 240.04 feet to the southeast corner of said Trails of Briggs Ranch, Unit-1 Subdivision, a west corner of Trails of Briggs Ranch, Unit-3A Subdivision recorded in Volume 9581, Pages 75-81 of said Deed and Plat Records and Volume 20001, Page 1142 of the Plat Records of Bexar County, Texas, and a north corner of said called 331.9 acre tract;



THENCE: With the common line of said called 331.9 acre tract and said Trails of Briggs Ranch, Unit-3A Subdivision, the following bearings and distances:

S 88°47'49" E, a distance of 200.43 feet to a point;

S 54°51'22" E, a distance of 352.33 feet to a point;

S 32°20'00" E, a distance of 425.08 feet to a point;

S 42°12'04" E, a distance of 339.34 feet to a point;

S 00°19'36" E, a distance of 44.67 feet to a point;

S 05°07'20" E, a distance of 203.69 feet to a point;

S 71°29'41" E, a distance of 80.84 feet to a point;

S 74°52'13" E, a distance of 198.76 feet to a point;

N 78°04'06" E, a distance of 201.34 feet to a point;

N 81°30'14" E, a distance of 139.04 feet to a point;

N 89°44'50" E, a distance of 71.08 feet to a northeast corner of said called 331.9 acre tract and the southeast corner of said Trails of Briggs Ranch, Unit-3A Subdivision, on the west line of said called 487.6 acre tract;

THENCE: N 00°14'28" W, with the west line of said called 487.6 acre tract and the west lines of said Trails of Briggs Ranch, Unit-3A and a 509.7 acre tract described in deed to 211 Investments, LP recorded in Volume 11090, Page 827 of said Official Public Records, a distance of 862.16 feet to the westmost northwest corner of said called 487.6 acre tract and a corner of said 211 Investments tract;

THENCE: With the common line of said called 487.6 acre tract and said 211 Investments tract, the following bearings and distances:

N 60°15'57" E, a distance of 216.64 feet to a point;

N 28°16'18" E, a distance of 464.77 feet to a point;

N 07°10'42" E, a distance of 436.07 feet to a point;



N 14°09'53" W, a distance of 1073.72 feet to a point;

N 03°55'12" E, a distance of 173.13 feet to a point;

N 30°20'43" E, a distance of 552.99 feet to a point;

N 16°11'24" E, a distance of 704.64 feet to a point;

N 04°46'57" W, a distance of 654.32 feet to a point;

N 17°41'53" W, a distance of 288.33 feet to a point;

N 25°45'02" W, a distance of 294.14 feet to a point;

N 35°57'00" W, a distance of 136.85 feet to a point;

N 00°17'54" W, a distance of 952.90 feet to a point;

N 42°26'56" E, a distance of 509.54 feet to the northmost northwest corner of said called 487.6 acre tract and the northeast corner of said 211 Investments tract, on the south line of a 691.094 acre tract described in deed to CTMGT Rancho Del Lago, LLC recorded in Volume 15880, Page 1694 of said Official Public Records;

THENCE: N 89°38'57" E, with the north line of said called 487.6 acre tract and the south line of said CTMGT Rancho Del Lago tract, a distance of 1005.04 feet to the northmost northeast corner of said called 487.6 acre tract and the northwest corner of a 10.003 acre tract described in deed to Jose Antonio Ventura-Aquino, et al, recorded in Volume 7452, Page 1106 of said Official Public Records, on the south line of said CTMGT Rancho Del Lago tract;

THENCE: With the northeast line of said called 487.6 acre tract and the southwest line of said Ventura-Aquino tract, the following bearings and distances:

S 39°26'01" E, a distance of 230.66 feet to a point;

S 69°46'11" E, a distance of 313.22 feet to a point;

S 02°48'31" E, a distance of 265.54 feet to a point;

S 39°26'01" E, a distance of 144.67 feet to a point;



N 89°00'51" E, a distance of 424.32 feet to a north corner of said called 487.6 acre tract, the southeast corner of said Ventura-Aquino tract, and the southwest corner of a 31.027 acre tract described in deed to Three Encino Crossing, LTD recorded in Volume 18720, Page 294 of said Official Public Records;

THENCE: With the common line of said 487.6 acre tract and said Three Encino Crossing tract, the following bearings and distances:

S 29°33'16" E, a distance of 432.05 feet to a point;

S 01°09'48" E, a distance of 141.45 feet to a point;

S 49°47'21" E, a distance of 194.88 feet to a point;

S 74°01'40" E, a distance of 271.83 feet to a point;

N 46°52'53" E, a distance of 147.04 feet to a point;

N 16°29'58" W, a distance of 410.67 feet to a point;

N 55°09'10" E, a distance of 189.69 feet to a point;

S 70°52'57" E, a distance of 601.49 feet to a point;

S 68°42'16" E, a distance of 165.24 feet to a point;

S 59°21'44" E, a distance of 278.73 feet to a northeast corner of said 487.6 acre tract and the southeast corner of said Three Encino Crossing tract, on the west line of a 7.33 acre tract described in deed to Juan Pablo Vargas and Estela Castro recorded in Volume 18309, Page 1627 of said Official Public Records;

THENCE: With a northeast line of said called 487.6 acre tract and the southwest line of said Vargas and Castro tract, the following bearings and distances:

S 15°14'50" E, a distance of 180.38 feet to a point;

S 48°09'49" E, a distance of 312.71 feet to a point;

S 57°45'03" E, a distance of 274.15 feet to a point;



S 47°37'51" E, a distance of 257.34 feet to a northeast corner of said called 487.6 acre tract, the south corner of said Vargas and Castro tract, the south corner of Lot 13, Block 3 of Mountain Laurel Ranch Subdivision recorded in Volume 9556, Pages 134-144 of said Deed and Plat Records, and the west corner of Lot 14, Block 3 of said Mountain Laurel Ranch Subdivision;

THENCE: With an east line of said 487.6 acre tract and the west line of Block 3 of said Mountain Laurel Ranch Subdivision, the following bearings and distances:

S 25°52'47" E, a distance of 262.19 feet to a point;

S 20°43'58" E, a distance of 257.48 feet to a point;

S 22°42'26" E, a distance of 243.90 feet to the east corner of said called 487.6 acre tract, the southwest corner of said Mountain Laurel Ranch Subdivision, and the northeast corner of a 53.26 acre tract described in deed to Equitable Land Holdings, LLC recorded in Volume 15598, Page 2196 of said Official Public Records;

THENCE: S 89°48'56" W, with a south line of said called 487.6 acre tract and the north line of said 53.26 acre tract, a distance of 1060.36 feet to the northwest corner of said 53.26 acre tract and the northeast corner of a 48.73 acre tract described in deed to Equitable Land Holdings, LLC recorded in Volume 14701, Page 2232 of said Official Public Records;

THENCE: S 89°52'12" W, continuing with a south line of said called 487.6 acre tract and the north line of said 48.73 acre tract, a distance of 1675.19 feet to the northwest corner of said 48.73 acre tract and a reentrant corner of said called 487.6 acre tract;

THENCE: With the east line of said called 487.6 acre tract and the west lines of said 48.73 acre tract, a 50.54 acre tract described in deed to Hooda Enterprises recorded in Volume 1388, Page 2485 of said Official Public Records, and a 182.249 acre tract described in deed to Air Force Village recorded in Volume 7682, Page 278 of said Official Public Records, the following bearings and distances:

S 00°19'34" E, a distance of 2596.06 feet to a point;

S 00°11'37" E, a distance of 1293.36 feet to a point;



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

S 00°50'27" E, a distance of 228.96 feet to a southeast corner of said called 487.6 acre tract and the southwest corner of said 182.249 acre Air Force Village tract, on the north line of an 85.964 acre tract described in deed to CW-BSLB, LLC recorded in Document No. 20190002499 of said Official Public Records;

THENCE: S 89°49'23" W, with a south line of said called 487.6 acre tract and the north line of said 85.964 acre CW-BSLB tract, a distance of 1037.06 feet to the northwest corner of said 85.964 acre CW-BSLB tract and the eastmost northeast corner of said called 331.9 acre tract;

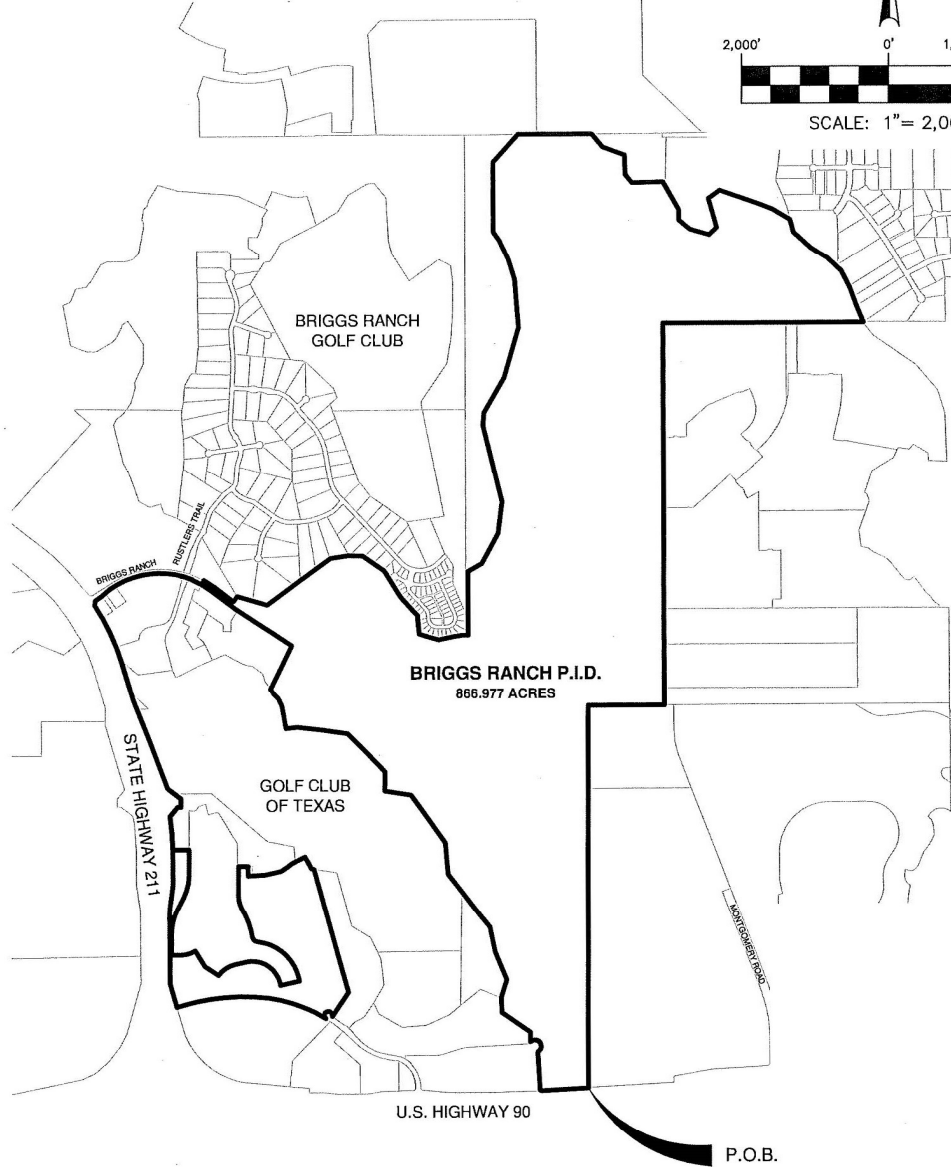
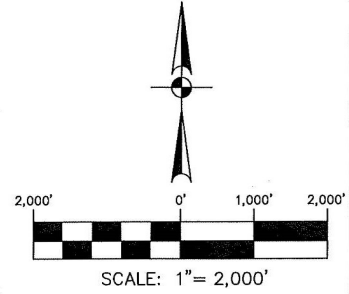
THENCE: S 00°00'57" W, departing the south line of said called 487.6 acre tract, with the east line of said called 331.9 acre tract and the west lines of said 85.964 acre CW-BSLB tract, a 65.601 acre tract described in deed to CW-BSLB recorded in Document No. 20190002499 of said Official Public Records, and said Air Force Village II tract, a distance of 5197.80 feet to the POINT OF BEGINNING and containing 866.977 acres in Bexar County, Texas.

This document was prepared under 22TAC663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: November 21, 2019
JOB NO. 11412-02
DOC. ID. N:\CIVIL\11412-02\Word\11412-02 FN_866.977 AC_Rev01.docx



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DATE: Nov 21, 2019, 02:50pm, user: J. L. Latham
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PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
 TBPB FIRM REGISTRATION #470 | TBPFS FIRM REGISTRATION #10028600

EXHIBIT OF
BRIGGS RANCH P.I.D.

NOVEMBER 21, 0219

SHEET 1 OF 1
 JOB No.: 11412-02

REFERENCE: