

RESOLUTION **2020-12-03-0052R**

PROVIDING THE CITY OF SAN ANTONIO'S CONSENT TO THE CREATION BY BEXAR COUNTY OF A PUBLIC IMPROVEMENT DISTRICT, TO BE NAMED THE BRIGGS RANCH SPECIAL IMPROVEMENT DISTRICT, GENERALLY LOCATED NORTH OF HIGHWAY 90 WEST, EAST OF GROSENBACHER ROAD AND WEST OF STATE HIGHWAY 211, IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS; AND ESTABLISHING CONDITIONS WITH RESPECT THEREO.

* * * * *

WHEREAS, Convergence Brass, LLC, ("Owner") owns approximately 866.977 acres of land, referred to as the Briggs Ranch Property, generally located northeast of the intersection of Highway 90 West and State Highway 211, within the far west ETJ of the City of San Antonio ("City"), more particularly described and depicted in **Exhibit "1"** to **Attachment "A"** attached hereto and incorporated herein for all purpose; and

WHEREAS, on December 3, 2019, the Owner submitted a petition to Bexar County (the "County") to create a Public Improvement District ("PID" or "District") which would include the Briggs Ranch Property and that the County delegate to the PID the powers granted by Section 52, Article III of the Texas Constitution; the powers and duties of a road district; and the power to provide water, wastewater and drainage facilities in accordance with Section 382.101 of the Local Government Code; and

WHEREAS, in order for the County to delegate to a District the powers requested by the Owner in its petition to the County, the City must provide its written consent by resolution in accordance with Section 382.101 and on December 16, 2019, the Owner submitted a petition, attached as **Exhibit "A"**, requesting the City's consent to the creation of the PID and the delegation of the powers by the County to the District as set forth therein; and

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

WHEREAS the Owner plans to construct public improvements and infrastructure as depicted in the Property Description in **Exhibit "2"** and in the PID Summary and Timeline attached as **Exhibit "3"** enclosed in **Attachment "A"**; and

WHEREAS on November 19, 2020, the County Commissioners Court approved a resolution stating their intent to create the Briggs Ranch Special Improvement District and

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85200-20-51-0503
would authorize the PID to impose certain tax on future property owners within the PID boundaries; and

WHEREAS, the City of San Antonio Planning Commission held a public hearing on November 18, 2020, and recommended that the City Council consent to the creation of the Briggs Ranch PID by Bexar County subject to the execution of a development agreement with Owner providing terms and conditions designed to protect City's interests as specified herein; and

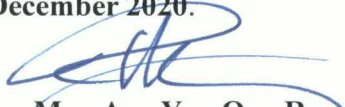
WHEREAS, in order to protect the City's planning goals in the ETJ, the City Council finds that it is prudent to condition the City's agreement to consent to the creation of the PID on the Owner's execution of a Development Agreement containing mutually agreeable terms relating to the development of the District property, assessment of taxes within the District, voluntary annexation at the end of the term of the Agreement; municipal services to be provided by the City within the District in the event of annexation; and a Strategic Partnership Agreement ("SPA") for limited purpose annexation and revenue sharing by City of sales and use taxes imposed within commercial areas of the District. **NOW, THEREFORE,**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The City Council of San Antonio hereby consents (1) to the creation by Bexar County of the Briggs Ranch Special Improvement District ("PID") as described and depicted in **Exhibit "1"** enclosed in **Attachment "A"**, as well to the construction of certain public infrastructure as further described and depicted in **Exhibits "2" and "3"** enclosed in **Attachment "A"**; and (2) to the County's delegation to the PID the powers granted by Section 52, Article III of the Texas Constitution; the power and duties of a road district and the power to provide water, wastewater and drainage facilities in accordance with Section 382.101 of the Local Government Code; but the City's consent does not include the powers to exercise eminent domain, annexation, expansion, division and exclusion of property from the PID.

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

PASSED AND APPROVED on this 3rd day of December 2020.


M A Y O R
Ron Nirenberg

ATTEST:


Tina J. Flores, City Clerk

APPROVED AS TO FOR


James Williams for
Andrew Segovia, City Attorney



City of San Antonio

City Council

December 03, 2020

Item: 27A

Enactment Number:

File Number: 20-7042

2020-12-03-0052R

Resolution granting the City of San Antonio's consent to the creation by Bexar County of a Public Improvement District to later be named the Briggs Ranch Special Improvement District, an 866.977 acre tract of land located north of Highway 90 West, East of State Highway 211, and West of Grosenbacher Road in the City of San Antonio's extraterritorial jurisdiction

Councilmember John Courage made a motion to approve. Councilmember Clayton H. Perry seconded the motion. The motion passed by the following vote:

Aye: 11 Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage and Perry

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ATTACHMENT "A"

Exhibit 1 - Petition to the City of San Antonio
Exhibit 2 - Property Description
Exhibit 3 - PID Summary and Timeline

KENNETH W. BROWN, AICP
DANIEL ORTIZ
JAMES B. GRIFFIN



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KEVIN DEANDA
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OF COUNSEL

December 16, 2019

Erik Walsh
City Manager
City of San Antonio
115 Plaza de Armas, 2nd Floor
San Antonio, Texas, 78205

VIA Hand Delivery

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

VIA Hand Delivery

RE: Petition for Consent to the Creation of a Public Improvement District Pursuant to Chapter 382 of the Texas Local Government Code, for Property Generally Northeast of HWY 90 and Montgomery Road (approximately 866.977 acres) in the Extra-Territorial Jurisdiction (“ETJ”) of the City of San Antonio, Bexar County, Texas (“Subject Property”); *Our File No. 10120.001.*

Dear Mr. Walsh and Ms. White:

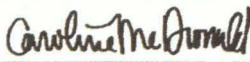
On behalf of the Petitioner Convergence Brass, LLC (property owner, applicant, and developer), we respectfully submit the enclosed Petition to the City of San Antonio (“City”) and request that pursuant to Texas Local Government Code (“Code”) Chapters 372 and 382, the City Consent to the Creation of a Public Improvement District with the authority and powers described in the attached Petition, to be named the “Briggs Ranch Special Improvement District,” and the inclusion of the Subject Property therein, all as further described in the Petition. Please find enclosed:

1. A signed Petition to Bexar County for the Creation of a Public Improvement District Pursuant to Chapter 382 of the Texas Local Government Code (**Exhibit “1”**);
2. Property Description (**Exhibit “2”**); and
3. PID Summary and Timeline (**Exhibit “3”**).

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

Thank you,

BROWN & ORTIZ, P.C.

BY: 
Caroline McDonald

RECEIVED
CITY OF SAN ANTONIO
CITY CLERK
2019 DEC 19 PM 2:12

Enclosures: As Stated
CC: Office of the City Clerk of the City of San Antonio, Texas

SCANNED

PETITION FOR THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT TO BE NAMED THE BRIGGS RANCH 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 (the "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"** and **Exhibit "B"** attached hereto ("Subject Property") within such public improvement district. 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 owner representing more than 50% of the appraised value of taxable real property proposed to be included within the public improvement district proposed in this Petition.

Attached to this Petition is a sworn statement of the Petitioner, affirming the Petitioner is the 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 is the owner representing more than fifty-percent (50%) of all record owners of property within the proposed District or owns taxable real property that constitutes more than fifty-percent (50%) of the area of all taxable real property within the proposed District. 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 "C"** and incorporated herein for all purposes.

Section 2. Name. A public improvement district is being requested, which shall be named the "Briggs Ranch 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"** and **Exhibit "B"** attached hereto and incorporated herein for all purposes. The total acreage of the District is approximately 866.977 acres total. 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 and in the County.

Section 4. General Nature of the Proposed Public Improvements. The Petitioner requests that the County create a public improvement district and authorize it to engage in economic development projects and grant to the District the powers requested in this Petition. The District proposes to enter into development agreements as are deemed advisable to promote state and local economic development and to stimulate residential and commercial activity in the District. The general nature of the work proposed to be done may include, but is not limited to, onsite roads (including, but not limited to a collector road) and associated utility improvements (water, sewer, and drainage), and offsite roads, expanding Montgomery Road, offsite sewer extension (and if needed, offsite roads, water, and drainage), onsite public improvements for residential lots (sewer, water, streets, and drainage), the improvement and construction of water, sanitary sewer, drainage, dry utilities (gas and electric), detention ponds, storm sewer, impact fees



for capacity, road, landscaping in public rights of way, or sidewalks, right of way acquisition costs, easement acquisition costs, appraisal costs, geotechnical engineering costs, environmental inspection/testing/ and remediation costs, well plugging costs, demolition costs, water and sewer impact fees, floodplain reclamation costs, tree mitigation costs, park/entry/amenity improvement costs, including any cost or expense of purchasing, constructing maintaining, acquiring, owning, operating, repairing, leasing, improving, extending, or paying for inside (i.e. onsite) and outside (i.e. offsite) the district boundaries; flood plain and wetlands regulation and endangered species permits, stormwater permits, including mitigation; and all works, improvements, facilities, plants, equipment, appliances, interest in property, and contract rights needed thereof, and administrative facilities needed in connection therewith, related surveying, engineering, and legal fees, costs and expenses, and all rights of way and other interests in land necessary or convenient in connection therewith, as well as reasonable contingencies, associated with the costs of public improvements. Further, the public improvements financed by the District may include any public improvements in compliance with Chapter 382 and in accordance with the governing laws.

Section 5. Estimated Cost of the Proposed Construction of the Public Improvements. The total estimated capital cost is approximately \$110,749,643. Such costs can be partially offset with the imposition of taxes and the issuance of bonds by the District, as further described herein.

Section 6. 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, 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 all powers that the County is granted pursuant to Chapter 382; and
- (3) 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 7. Road Improvements. The Petitioner requests that pursuant to Section 382.109 of the Code, the County designate and approve the proposed onsite and offsite 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 8. Advisory Board. As authorized by the Code, an advisory board may be established by the County to develop and recommend an improvement plan. However, an improvement plan is not necessary or applicable, as the Petitioner does not propose that the District be granted with the power to impose assessments.

Section 9. Management of the District & Board of Directors. The Petitioner specifically requests that the County appoint a seven (7) member Board of Directors to govern the District 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. The Petitioner also requests 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 fullest extent authorized by the Code.

Section 10. Taxes and Bonds. The Petitioner requests that County authorize the District to accomplish its purposes and the costs 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, negotiate 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;
- (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.

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

- (1) impose an ad valorem tax not to exceed the City's tax rate;
- (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 11. 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 improvement be financed and paid for with taxes authorized by Chapter 382 of the Code instead of assessments.

Section 12. 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 13. Advisability and Feasibility of the District & Best Interests of the County. The District and its proposed improvements and economic development projects appear feasible and are necessary and advisable for the economy of the District and the County. Additionally, the County may create a public improvement district if the County determines it is in the best interest of 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 economic development within the District. Furthermore, the District will serve the public purpose of promoting and encouraging new residential development in the District and the

County, which will encourage 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 14. 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 15. 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.

Signature(s) on the Following Page

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

Respectfully submitted, this 17 day of September, 2019.

PETITIONER:

Convergence Brass, LLC,
a Foreign Limited Liability Company

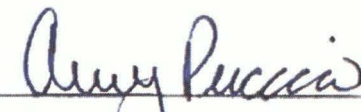
BY: 
Ben Bartlett
Convergence Brass, LLC

ACKNOWLEDGMENT

STATE OF WY §
 §
COUNTY OF Teton §

This instrument was acknowledgment before me on this 17 day of September, 2019, by Ben Bartlett, Manager of Convergence Brass, LLC, a Foreign Limited Liability Company, on behalf of such company.




Notary Public, State of Wyoming
Printed Name of Notary: Amy Puccia
Commission Expiration: 2/11/2023



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 1/2, Abstract 1011 in County Block 4342, the T.A. Cooke Survey No. 65 1/4, Abstract 1076 in County Block 4342, the Clementine Bundick Survey No. 13 1/2, Abstract 992 in County Block 4325, and the S.C. Craig Survey No. 13 3/4, Abstract 1077 in County Block 4325, all in Bexar County, Texas. Said 866.977 acres of land being more fully described as follows:

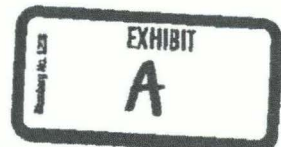
BEGINNING: At the southeast corner of said called 331.9 acre tract and the southwest corner of a 304.044 acre tract described in deed to Air Force Village II recorded in Volume 6179, Page 967 of said Official Public Records, on the north right-of-way line of U.S. Highway 90, a variable width public right-of-way;

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;



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 $04^{\circ}02'45''$, a chord bearing and distance of $N 55^{\circ}10'38'' W$, 34.24 feet, for an arc length of 34.25 feet to a point;

$N 53^{\circ}10'02'' W$, 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 $07^{\circ}32'04''$, a chord bearing and distance of $N 56^{\circ}56'04'' W$, 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 $07^{\circ}37'50''$, a chord bearing and distance of $N 64^{\circ}30'15'' W$, 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:

$N 66^{\circ}08'40'' E$, 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 $57^{\circ}05'29''$, a chord bearing and distance of $S 83^{\circ}22'29'' W$, 1118.19 feet, for an arc length of 1165.82 feet to a point;

$S 54^{\circ}49'44'' W$, a distance of 24.56 feet to a point;

$S 49^{\circ}17'09'' W$, a distance of 134.58 feet to a point;

$S 54^{\circ}49'44'' W$, 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 $240^{\circ}26'31''$, a chord bearing and distance of $S 65^{\circ}50'24'' W$, 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 $29^{\circ}15'22''$, a chord bearing and distance of $N 72^{\circ}38'57'' W$, 988.45 feet, for an arc length of 999.27 feet to a point;

$N 87^{\circ}16'38'' W$, 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 $19^{\circ}07'06''$, a chord bearing and distance of $S 83^{\circ}09'49'' W$, 982.11 feet, for an arc length of 986.68 feet to a point;

$S 73^{\circ}36'16'' W$, 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:

$N 16^{\circ}23'05'' W$, a distance of 332.79 feet to a point;

$N 00^{\circ}23'28'' W$, a distance of 992.00 feet to a point;

$N 07^{\circ}49'54'' E$, a distance of 349.59 feet to a point;

$N 00^{\circ}23'28'' W$, 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 $00^{\circ}9'22''$, a chord bearing and distance of $N 00^{\circ}28'09'' W$, 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 $57^{\circ}12'26''$, a chord bearing and distance of $N 83^{\circ}25'57'' E$, 1121.22 feet, for an arc length of 1169.19 feet to a point;

$S 66^{\circ}08'40'' W$, 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 $07^{\circ}30'49''$, a chord bearing and distance of $S 64^{\circ}26'45'' E$, 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: $N 29^{\circ}18'40'' E$, 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 $07^{\circ}31'59''$, a chord bearing and distance of $S 56^{\circ}55'21'' E$, 161.61 feet, for an arc length of 161.73 feet to a point;

$S 53^{\circ}09'20'' E$, a distance of 334.43 feet to a point;

$N 36^{\circ}50'40'' E$, 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:

$S 74^{\circ}02'04'' E$, a distance of 424.89 feet to a point;

$N 54^{\circ}04'09'' E$, a distance of 1072.90 feet to a point;

$N 81^{\circ}17'43'' E$, 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;

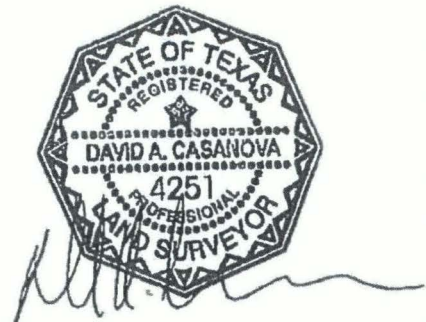
S 00°50'27" E, a distance of 228.96 feet to a southeast corner of said called 487.6 acre tract and the southwest corner of said 182.249 acre Air Force Village tract, on the north line of an 85.964 acre tract described in deed to CW-BSLB, LLC recorded in Document No. 20190002499 of said Official Public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

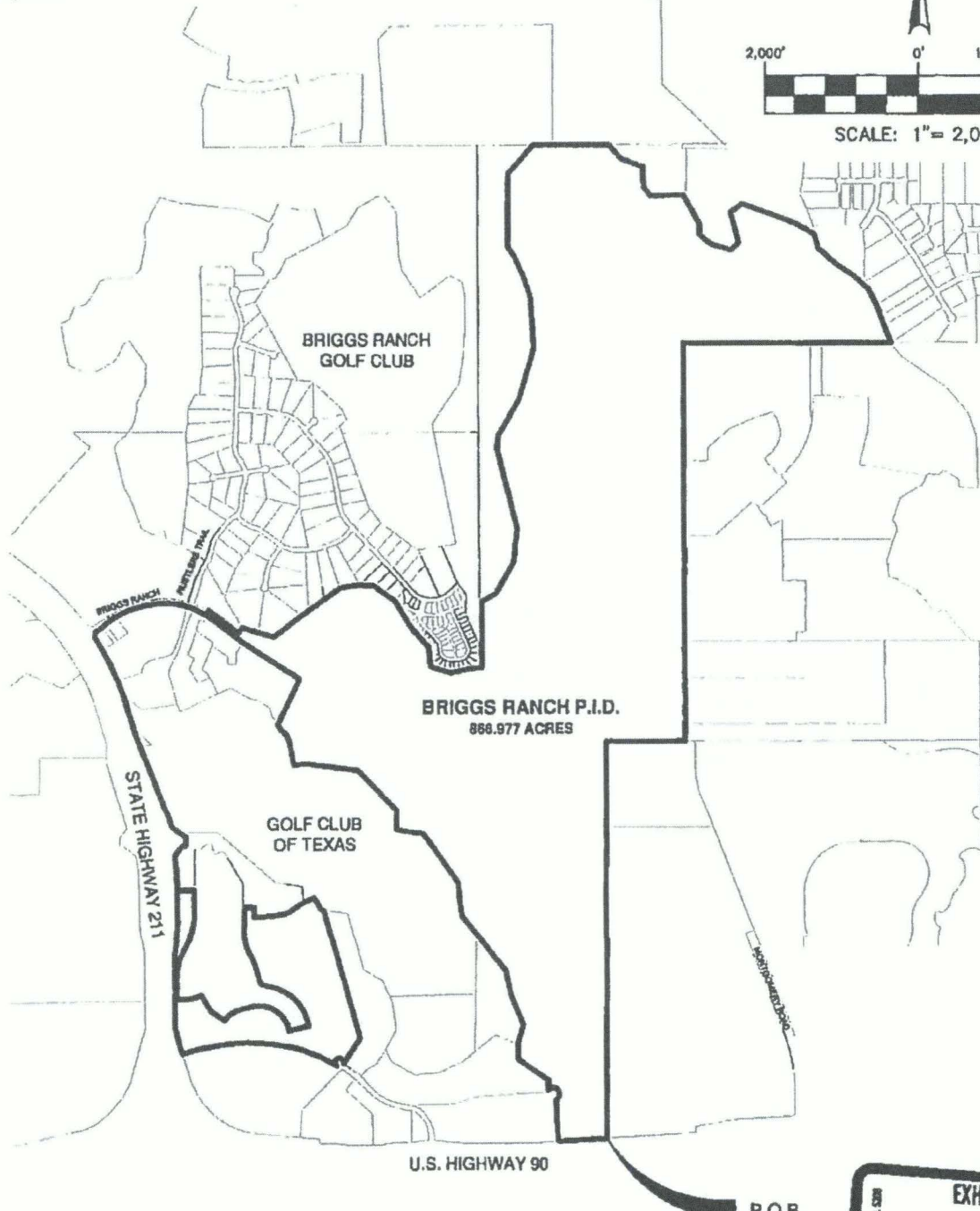
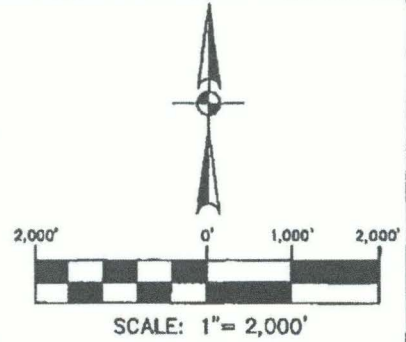
THENCE: S 00°00'57" W, departing the south line of said called 487.6 acre tract, with the east line of said called 331.9 acre tract and the west lines of said 85.964 acre CW-BSLB tract, a 65.601 acre tract described in deed to CW-BSLB recorded in Document No. 20190002499 of said Official Public Records, 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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PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2000 HW LDBP 410 | SAN ANTONIO, TX 78213 | 210.375.8000
 TDEP FIRM REGISTRATION #479 | TCEQ FIRM REGISTRATION #10026600

EXHIBIT OF
BRIGGS RANCH P.I.D.
 NOVEMBER 21, 0219

EXHIBIT
B

SHEET 1 OF 1
 JOB No.: 11412-02

Date: Nov 21, 2019, 8:53am User: D:\CT\mshon
 Plot: H:\VMS\11412-02\11412-02_EX_Sheet1.dwg

REFERENCE

**SWORN AFFIDAVIT OF FEE SIMPLE OWNER OF REAL PROPERTY REQUESTING
CREATION OF, AND CONSENTING TO INCLUSION IN, BRIGGS RANCH 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 I am the owner representing more than 50% of all record owners of property within the proposed District or I own taxable real property that constitutes more than 50% of the area of all taxable real property within the proposed District. I request the creation of the Briggs Ranch 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" and Exhibit "B" to the Petition for creation of the Briggs Ranch Special Improvement District.

NAME: Convergence Brass, LLC, a Foreign Limited Liability Company

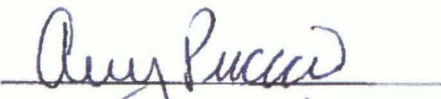
BY: 
Ben Bartlett
Convergence Brass, LLC

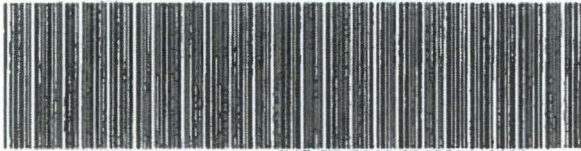
ACKNOWLEDGMENT

STATE OF WY §
 §
COUNTY OF Teton §

This instrument was acknowledgment before me on this 17 day of September, 2019, by Ben Bartlett, Manager of Convergence Brass, LLC, a Foreign Limited Liability Company, on behalf of such company.




Notary Public, State of Wyoming
Printed Name of Notary: Amy Puccia
Commission Expiration: 2/11/2023



VG-76-2019-20190244805

File Information

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

Document Number: 20190244805
Recorded Date: December 03, 2019
Recorded Time: 3:55 PM
Total Pages: 24
Total Fees: \$114.00

**** 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:
12/3/2019 3:55 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk



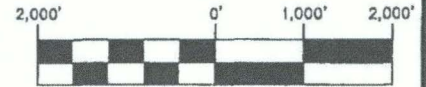
PLAT NO.	11013-02
ADD. NO.	SEC. 202B
DATE	7/2
DESIGNED BY	JD
CHECKED BY	JD, DRAMAN, EC
SHEET	1

BRIGGS RANCH
 BEXAR COUNTY, TEXAS
AERIAL EXHIBIT

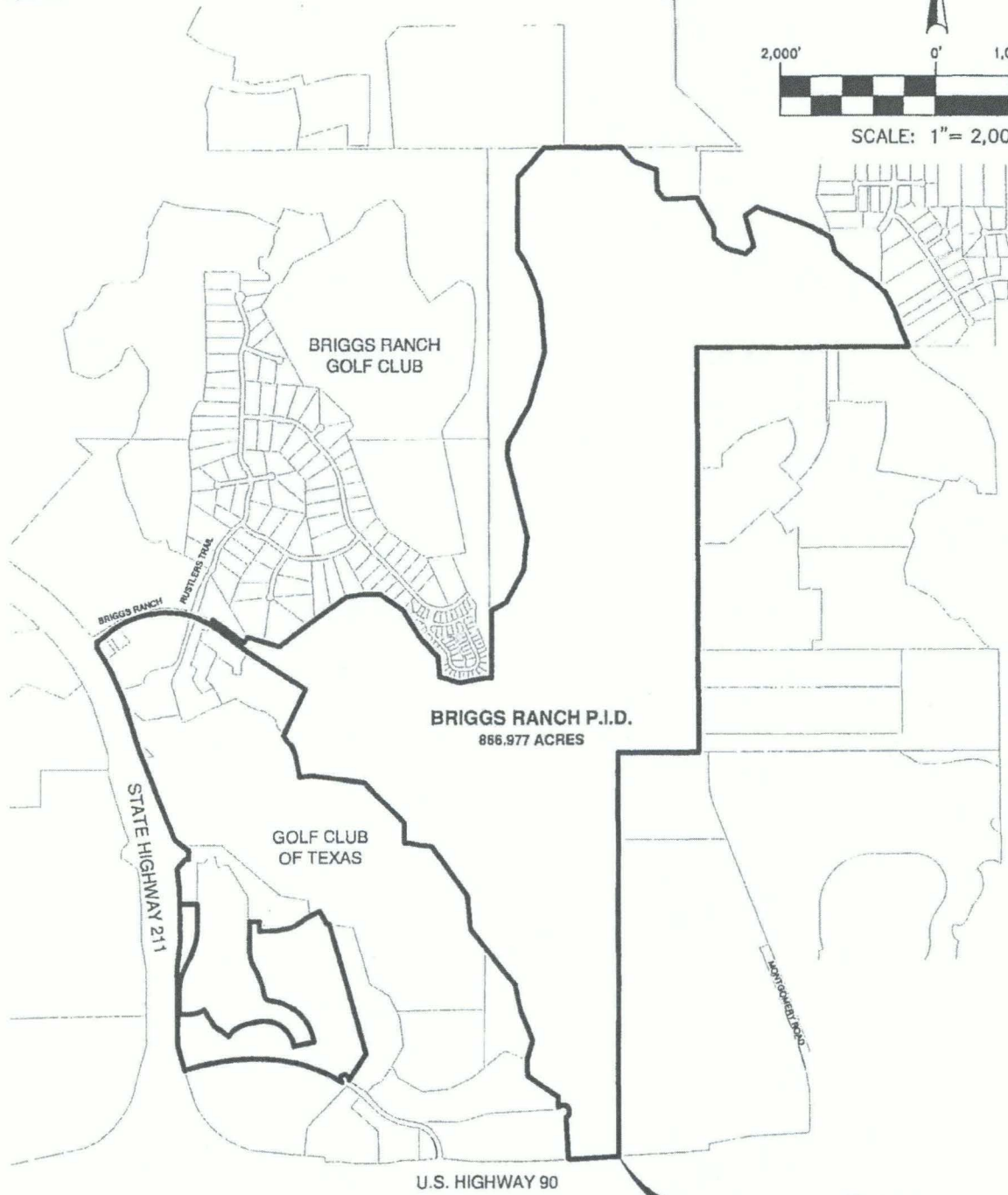
PAPE-DAWSON ENGINEERS
 SAI | AUSTIN | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2000 HWY LOOP 410 | SAI | AUSTIN, TX 78713 | 214.375.9000
 TSP# FIRM REGISTRATION #A75 | TSP# FIRM REGISTRATION #10221628

NO.	REVISION	DATE

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.



SCALE: 1" = 2,000'



U.S. HIGHWAY 90

P.O.B.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
T&PE FIRM REGISTRATION #470 | T&P'S FIRM REGISTRATION #10026000

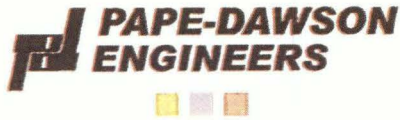
EXHIBIT OF BRIGGS RANCH P.I.D.

NOVEMBER 21, 0219

SHEET 1 OF 1
JOB No.: 11412-02

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**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 $60^{\circ}18'32''$, a chord bearing and distance of $N 26^{\circ}53'57'' E$, 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 $191^{\circ}07'32''$, a chord bearing and distance of $N 38^{\circ}30'37'' W$, 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:

$N 00^{\circ}05'19'' W$, a distance of 128.65 feet to a point;

$N 55^{\circ}36'52'' W$, a distance of 473.66 feet to a point;

$N 03^{\circ}17'20'' W$, 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:

$N 17^{\circ}52'42'' E$, a distance of 253.53 feet to a point;

$N 22^{\circ}37'29'' W$, a distance of 412.17 feet to a point;

$N 11^{\circ}40'18'' W$, a distance of 343.27 feet to a point;

$N 39^{\circ}34'17'' W$, a distance of 205.13 feet to a point;

$N 37^{\circ}42'07'' W$, a distance of 364.25 feet to a point;

$N 38^{\circ}59'49'' W$, a distance of 353.31 feet to a point;

$N 05^{\circ}13'50'' W$, 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 $04^{\circ}02'45''$, a chord bearing and distance of $N 55^{\circ}10'38'' W$, 34.24 feet, for an arc length of 34.25 feet to a point;

$N 53^{\circ}10'02'' W$, 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 $07^{\circ}32'04''$, a chord bearing and distance of $N 56^{\circ}56'04'' W$, 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 $07^{\circ}37'50''$, a chord bearing and distance of $N 64^{\circ}30'15'' W$, 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:

$N 66^{\circ}08'40'' E$, 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 $57^{\circ}05'29''$, a chord bearing and distance of $S 83^{\circ}22'29'' W$, 1118.19 feet, for an arc length of 1165.82 feet to a point;

$S 54^{\circ}49'44'' W$, a distance of 24.56 feet to a point;

$S 49^{\circ}17'09'' W$, a distance of 134.58 feet to a point;

$S 54^{\circ}49'44'' W$, 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 $240^{\circ}26'31''$, a chord bearing and distance of $S 65^{\circ}50'24'' W$, 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 $29^{\circ}15'22''$, a chord bearing and distance of $N 72^{\circ}38'57'' W$, 988.45 feet, for an arc length of 999.27 feet to a point;

$N 87^{\circ}16'38'' W$, 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 $19^{\circ}07'06''$, a chord bearing and distance of $S 83^{\circ}09'49'' W$, 982.11 feet, for an arc length of 986.68 feet to a point;

$S 73^{\circ}36'16'' W$, 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:

$N 16^{\circ}23'05'' W$, a distance of 332.79 feet to a point;

$N 00^{\circ}23'28'' W$, a distance of 992.00 feet to a point;

$N 07^{\circ}49'54'' E$, a distance of 349.59 feet to a point;

$N 00^{\circ}23'28'' W$, 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 $00^{\circ}9'22''$, a chord bearing and distance of $N 00^{\circ}28'09'' W$, 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 $57^{\circ}12'26''$, a chord bearing and distance of $N 83^{\circ}25'57'' E$, 1121.22 feet, for an arc length of 1169.19 feet to a point;

$S 66^{\circ}08'40'' W$, 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 $07^{\circ}30'49''$, a chord bearing and distance of $S 64^{\circ}26'45'' E$, 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: $N 29^{\circ}18'40'' E$, 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 $07^{\circ}31'59''$, a chord bearing and distance of $S 56^{\circ}55'21'' E$, 161.61 feet, for an arc length of 161.73 feet to a point;

$S 53^{\circ}09'20'' E$, a distance of 334.43 feet to a point;

$N 36^{\circ}50'40'' E$, 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:

$S 74^{\circ}02'04'' E$, a distance of 424.89 feet to a point;

$N 54^{\circ}04'09'' E$, a distance of 1072.90 feet to a point;

$N 81^{\circ}17'43'' E$, 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;

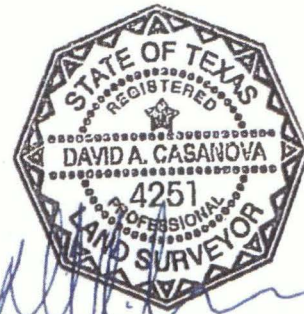
S 00°50'27" E, a distance of 228.96 feet to a southeast corner of said called 487.6 acre tract and the southwest corner of said 182.249 acre Air Force Village tract, on the north line of an 85.964 acre tract described in deed to CW-BSLB, LLC recorded in Document No. 20190002499 of said Official Public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

PID SUMMARY

1. Public Improvement District

- a. Name: Briggs Ranch Special Improvement District
- b. Applicant/Property Owner: Convergence Brass, LLC
- c. Applicant/Developer: Convergence Brass, LLC
- d. Jurisdiction: Bexar County (City of San Antonio's Extraterritorial Jurisdiction)
- e. Acreage: Approximately 866.854 acres

2. Statutory Authority, Ad Valorem Tax, Sales and Use Tax

- a. The Tres Laurels Special Improvement District (District) would be a public improvement district created pursuant to Chapter 382 of the TX Local Gov't Code with the power to assess ad valorem tax at a rate not to exceed the City's tax rate and sales and use tax not to exceed 2% per taxable sale subject to the state sales and use tax rate, and a hotel occupancy tax (the greater of 9% or the City's rate), and the power to issue bonds.

3. Project

- a. 2,498 Single Family Homes (approximately \$225k /unit) and 1,860 MF Units
- b. Proposed On-Site Improvements: Individual Lot Improvements (onsite), Collector Roadway, Montgomery Road Expansion, Drainage Improvements, Sanitary Sewer Collection System, Water Distribution System
- c. Proposed Off-Site Improvements: Portion of Montgomery Road Expansion
- d. Improvements are dependent on phasing/adjacent platting, County obtaining the necessary ROW/easements, other developer improvements, and reimbursements through the District.
- e. Improvement Costs: approximately \$110,749,643M for onsite/total Improvement Cost
- f. District Revenue: approximately \$100,681,494

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TRES LAURELS/BRIGGS RANCH PIDs & PARTICIPATION AGREEMENTS DRAFT TIMELINE	
Negotiate P3 Agreements w/ County	August 1st – December 31st
Meet w/ County Commissioner and with City of San Antonio Staff	August 1st – December 1st
Submit Petitions for PIDs to County	December 3, 2019
Negotiate Development Agreements w/ City	December 9 - January 10th
County Meeting to Approve Resolutions of Intent (<i>hold a hearing to consider and accept the petition and adopt a resolution of intent to establish the PID</i>)	January 7th <i>(County's Internal Deadline is December 23rd)</i>
Planning Commission Meeting (<i>consideration of a formal recommendation for a City resolution granting consent to the establishment of the PIDs and a City ordinance approving the development agreements</i>)	January 29th <i>(City's Internal Deadline is January 15th)</i>
Have P3 Agreements with County <u>FINALIZED</u> <i>P3 Agreements must be finalized before PIDs can be created</i>	January 9th
City Council Meeting (<i>adopt resolutions granting consent to the establishment of the PID and an ordinance approving development agreements</i>)	February 20, 2020 <i>(City's Internal Deadline is February 5th)</i>
County Meeting to Create PID and Appoint a Board of Directors (<i>the County must approve orders establishing the PIDs and appointing the PID Boards</i>) *Approval of P3 Agreements	March 10th <i>(County's Internal Deadline is February 26th)</i>
Board of Directors Organizational Meeting to Call Election *Other items required by Board post-election (e.g. approval of finance agreements)	February 11th – August 14th
Last Day for Board to Call an Election	August 17, 2020
Election to Confirm PID and Approve Taxes and Bonds & Voters Affidavits Signed (<i>note that there are numerous election requirements, which are not included herein</i>)	November 3, 2020
Board Meeting to Canvass Election Results	November 6, 2020

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