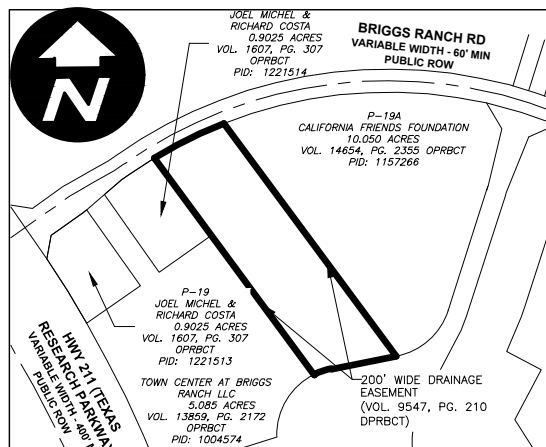


## VICINITY MAP

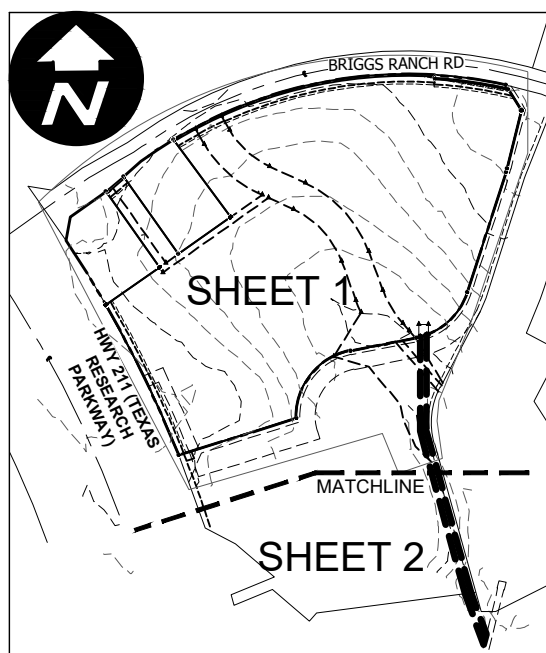
NOT TO SCALE



## AREA BEING REPLATTED

NOT TO SCALE

THE AREA BEING REPLATTED IS THE 200' WIDE DRAINAGE EASEMENT ON THE TRAILS OF BRIGGS RANCH, UNIT-1A RECORDED IN VOLUME 9547, PAGE 210 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



## KEY MAP

NOT TO SCALE

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY PERSONS UNDER MY SUPERVISION:

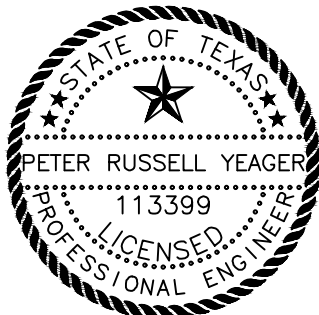


ROBERT S. RUGLOSKI, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 6002 - STATE OF TEXAS

TEXAS LANDMARK SURVEYING (JOB #11602081 RSR)  
TBPLS FIRM REGISTRATION #10164600  
39350 INTERSTATE HWY 10 WEST, SUITE 1  
BOERNE, TEXAS 78006  
(830) 428-0290

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.



PETER RUSSELL YEAGER, P.E.  
LICENSED PROFESSIONAL ENGINEER  
NO. 113399 - STATE OF TEXAS

## NOTES:

- SAWS IMPACT FEE NOTE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.

## CPS NOTES:

- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC, GAS, SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW: (NONE)

## WASTEWATER EDU NOTE:

- THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

## BEARING BASIS:

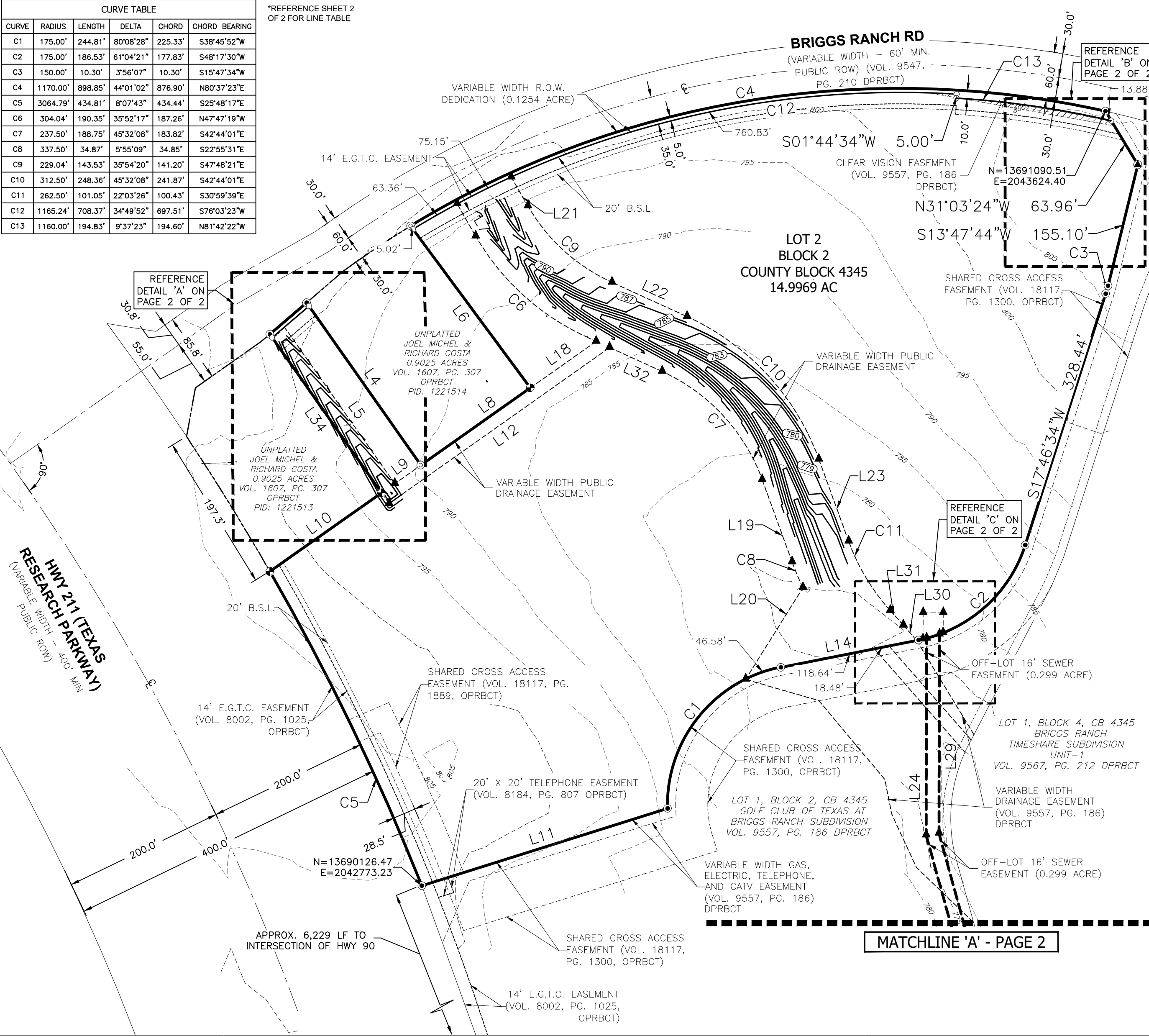
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, SOUTH CENTRAL ZONE, (4204), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000180566746.

## SURVEY CONTROL:

\*ALL SET MONUMENTS ARE 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "TXLMS.COM RPLS#6002".

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C1	175.00'	244.81'	80°08'28"	225.33'	S38°45'52"W
C2	175.00'	186.53'	61°04'21"	177.83'	S48°17'30"W
C3	150.00'	10.30'	3°56'07"	10.30'	S15°47'34"W
C4	1170.00'	898.85'	44°01'02"	876.90'	N80°37'23"E
C5	3064.79'	434.81'	8°07'43"	434.44'	S25°48'17"E
C6	304.04'	190.35'	35°52'17"	187.26'	N47°47'19"W
C7	237.50'	188.75'	45°32'08"	183.82'	S42°44'01"E
C8	337.50'	34.87'	5°55'09"	34.85'	S22°55'31"E
C9	229.04'	143.53'	35°54'20"	141.20'	S47°48'21"E
C10	312.50'	248.36'	45°32'08"	241.87'	S42°44'01"E
C11	262.50'	101.05'	22°03'26"	100.43'	S30°59'39"E
C12	1165.24'	708.37'	34°49'52"	697.51'	S76°03'23"W
C13	1160.00'	194.83'	9°37'23"	194.60'	N81°42'22"W

\*REFERENCE SHEET 2  
OF 2 FOR LINE TABLE



## SETBACK NOTE:

- SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

## TXDOT NOTE:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE (1) ACCESS POINT ALONG HWY 211 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 434.81.

## DRAINAGE EASEMENT NOTE:

- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN HWY 211 BRIGGS RANCH SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT 2 BLOCK 2.
- NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

## ACCESS NOTE:

- LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS IN ACCORDANCE WITH UDC 35-506(r)(3).

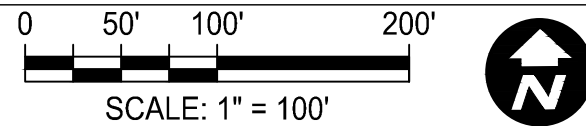
## LEGEND

---	PROPERTY LINE
---	EXISTING CONTOUR
---	EASEMENT
---	EXISTING EASEMENT
▲	CALCULATED POINT
●	FOUND 1/2" REBAR W/ PLASTIC CAP "PAPE DAWSON"
○	FOUND 1/2" REBAR W/ NO IDENTIFICATION (UNLESS OTHERWISE NOTED)
●	FOUND 1/2" REBAR W/ OBLIT PLASTIC CAP
▲	FOUND MAG NAIL W/ WASHER "PAPE DAWSON"
○	SET 1/2" REBAR W/ PLASTIC CAP "TXLMS.COM RPLS#6002"
℄	CENTER LINE
ARB	ARBITRARY
E.G.T.C.	ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
OPRBC	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
DPRBC	DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS
ROW	RIGHT-OF-WAY
VOL.	VOLUME
PG.	PAGE
B.S.L.	BUILDING SETBACK LINE

## PLAT NO. 160281

## REPLAT AND SUBDIVISION PLAT ESTABLISHING HWY 211 BRIGGS RANCH MF SUBDIVISION

BEING A TOTAL OF A 15.4284 ACRES ESTABLISHING LOT 2, BLOCK 2, COUNTY BLOCK 4345, INCLUSIVE OF A 0.1254 ACRE RIGHT-OF-WAY DEDICATION OUT OF THE MRS. S.S. CRAIG SURVEY NO. 13 3/4, ABSTRACT NO. 1077, BEXAR COUNTY, TEXAS, SAID 15.426 ACRES BEING COMPRISED OF A 5.085 ACRE TRACT OF LAND CONVEYED TO TOWN CENTER AT BRIGGS RANCH, LLC, AND RECORDED IN VOL. 9547, PG. 210 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND A 10.05 ACRE TRACT OF LAND CONVEYED TO CALIFORNIA FRIENDS FOUNDATION AND RECORDED IN VOL. 14654, PG. 2355 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, 0.299 ACRE OFF-LOT 16' PUBLIC SANITARY SEWER EASEMENT THAT IS A PORTION OF LOT 1, BLOCK 2, COUNTY BLOCK 4345 RECORDED IN VOL. 9557, PG. 186 DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS.



39350 Interstate 10 West, Suite 1, Boerne, TX 78006  
info@landmarksurveying.net (830) 428-0290  
"Do not move the ancient landmark..." (Proverbs 22:28)

TBPLS FIRM #10164600

210.860.9224

WWW.BIGREDDOG.COM



5710 W. HAUSMAN ROAD, SUITE 115  
SAN ANTONIO, TEXAS 78249 TEXAS REG. NO. F-11201

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER:  
FALCON-BRIGGS RANCH, LLC  
1616 S. VOSS RD., SUITE 420  
HOUSTON, TX 77057  
(713) 335-9580

BY: RICHARD G. ANDERSON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2017.

NOTARY PUBLIC,  
BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL:  
THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT APPROVED WAS APPROVED BY THE SAID COMMISSIONERS COURT.  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_\_

BY: \_\_\_\_\_  
COUNTY JUDGE, BEXAR COUNTY, TEXAS

BY: \_\_\_\_\_  
COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

THIS PLAT OF HWY 211 BRIGGS RANCH MF SUBDIVISION HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2017.

BY: CHAIRMAN

BY: SECRETARY

STATE OF TEXAS  
COUNTY OF BEXAR

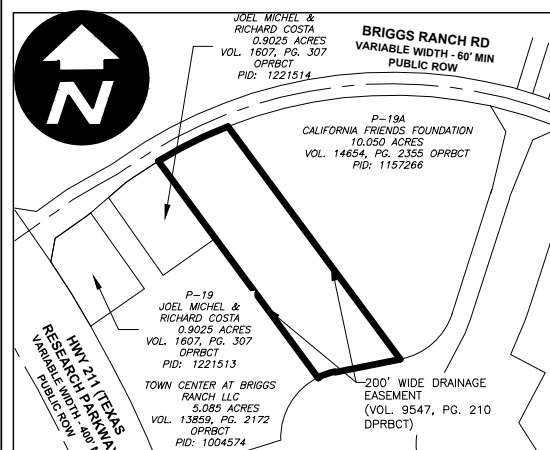
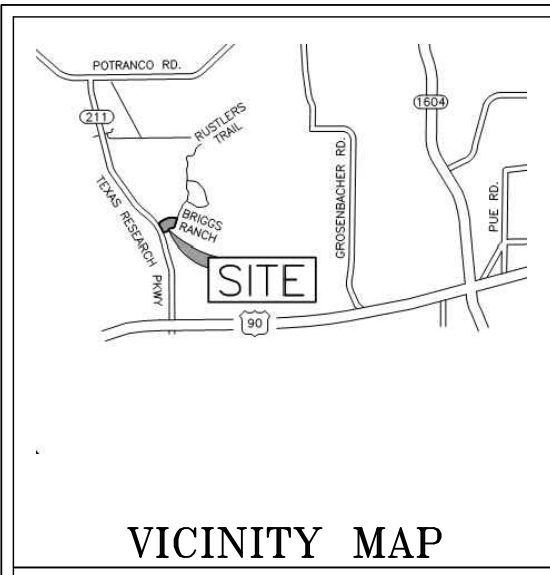
I, \_\_\_\_\_, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2017 AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2017 AT \_\_\_\_\_ M. IN THE RECORDS OF \_\_\_\_\_ AND \_\_\_\_\_ OF SAID COUNTY, IN BOOK VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2017.

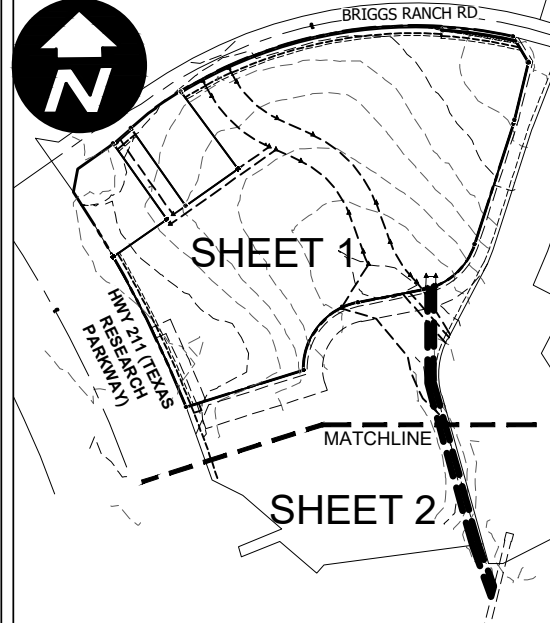
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY  
SHEET 1 OF 2





THE AREA BEING REPLATTED IS THE 200' WIDE DRAINAGE EASEMENT ON THE TRAILS OF BRIGGS RANCH, UNIT-1A RECORDED IN VOLUME 9547, PAGE 210 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



**STATE OF TEXAS  
COUNTY OF BEXAR**

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY PERSONS UNDER MY SUPERVISION:

ROBERT S. RUGLOSKI, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 6002 - STATE OF TEXAS

TEXAS LANDMARK SURVEYING (JOB #11602081 RSR)  
TBPLS FIRM REGISTRATION #10164600  
39350 INTERSTATE HWY 10 WEST, SUITE 1  
BOERNE, TEXAS 78006  
(830) 428-0290

**STATE OF TEXAS  
COUNTY OF BEXAR**

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

PETER RUSSELL YEAGER, P.E.  
LICENSED PROFESSIONAL ENGINEER  
NO. 113399 - STATE OF TEXAS

# NOTES:

1. SAWS IMPACT FEE NOTE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
2. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.

# CPS NOTES:

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC, GAS, SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW: (NONE)

# WASTEWATER EDU NOTE:

1. THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

# BEARING BASIS:

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, SOUTH CENTRAL ZONE, (4204), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000180566746.

# SURVEY CONTROL:

"ALL SET MONUMENTS ARE 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "TXLMS.COM RPLS#6002".

# SETBACK NOTE:

1. SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

# TXDOT NOTE:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE (1) ACCESS POINT ALONG HWY 211 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 434.81.

# DRAINAGE EASEMENT NOTE:

1. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN HWY 211 BRIGGS RANCH SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT 2 BLOCK 2.
2. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

# ACCESS NOTE:

1. LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS IN ACCORDANCE WITH UDC 35-506(7)(3).

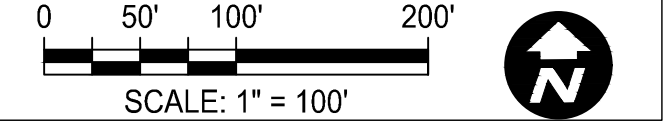
# LEGEND

---	580	PROPERTY LINE
---	---	EXISTING CONTOUR
---	---	EASEMENT
---	---	EXISTING EASEMENT
▲		CALCULATED POINT
●		FOUND 1/2" REBAR W/ PLASTIC CAP "PAPE DAWSON"
○		FOUND 1/2" REBAR W/ NO IDENTIFICATION (UNLESS OTHERWISE NOTED)
●		FOUND 1/2" REBAR W/ OBLIT PLASTIC CAP
▲		FOUND MAG NAIL W/ WASHER "PAPE DAWSON"
○		SET 1/2" REBAR W/ PLASTIC CAP "TXLMS.COM RPLS#6002"
☿		CENTER LINE
ARB		ARBITRARY
E.G.T.C.		ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
OPRBC		OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
DPRBC		DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS
ROW		RIGHT-OF-WAY
VOL.		VOLUME
PG.		PAGE
B.S.L.		BUILDING SETBACK LINE

PLAT NO. 160281

REPLAT ESTABLISHING  
HWY 211 BRIGGS RANCH MF  
SUBDIVISION

BEING A TOTAL OF A 15.4284 ACRES ESTABLISHING LOT 2, BLOCK 2, COUNTY BLOCK 4345, INCLUSIVE OF A 0.1254 ACRE RIGHT-OF-WAY DEDICATION OUT OF THE MRS. S.S. CRAIG SURVEY NO. 13 3/4, ABSTRACT NO. 1077, BEXAR COUNTY, TEXAS, SAID 15.426 ACRES BEING COMPRISED OF A 5.085 ACRE TRACT OF LAND CONVEYED TO TOWN CENTER AT BRIGGS RANCH, LLC, AND RECORDED IN VOL. 9547, PG. 210 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND A 10.05 ACRE TRACT OF LAND CONVEYED TO CALIFORNIA FRIENDS FOUNDATION AND RECORDED IN VOL. 14654, PG. 2355 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, 0.299 ACRE OFF-LOT 16' PUBLIC SANITARY SEWER EASEMENT THAT IS A PORTION OF LOT 1, BLOCK 2, COUNTY BLOCK 4345 RECORDED IN VOL. 9557, PG. 186 DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS.



**TEXAS LANDMARK SURVEYING**

39350 Interstate 10 West, Suite 1, Boerne, TX 78006  
info@landmarksurveying.net (830) 428-0290  
"Do not move the ancient landmark..." (Proverbs 22:28)

TBPLS FIRM #10164600

210.860.9224 WWW.BIGREDDOG.COM

**BIG RED DOG**

ENGINEERING | CONSULTING

5710 W. HAUSMAN ROAD, SUITE 115  
SAN ANTONIO, TEXAS 78249 TEXAS REG. NO. F-11201

**STATE OF TEXAS  
COUNTY OF BEXAR**

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER:  
FALCON-BRIGGS RANCH, LLC  
1616 S. VOSS RD., SUITE 420  
HOUSTON, TX 77057  
(713) 335-9580

BY: \_\_\_\_\_  
RICHARD G. ANDERSON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2017.

NOTARY PUBLIC,  
BEXAR COUNTY, TEXAS

**CERTIFICATE OF APPROVAL:**  
THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT APPROVED WAS APPROVED BY THE SAID COMMISSIONERS COURT.  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_\_

BY: \_\_\_\_\_  
COUNTY JUDGE, BEXAR COUNTY, TEXAS

BY: \_\_\_\_\_  
COUNTY CLERK, BEXAR COUNTY, TEXAS

**STATE OF TEXAS  
COUNTY OF BEXAR**

THIS PLAT OF HWY 211 BRIGGS RANCH MF SUBDIVISION HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2017.

BY: \_\_\_\_\_  
CHAIRMAN

BY: \_\_\_\_\_  
SECRETARY

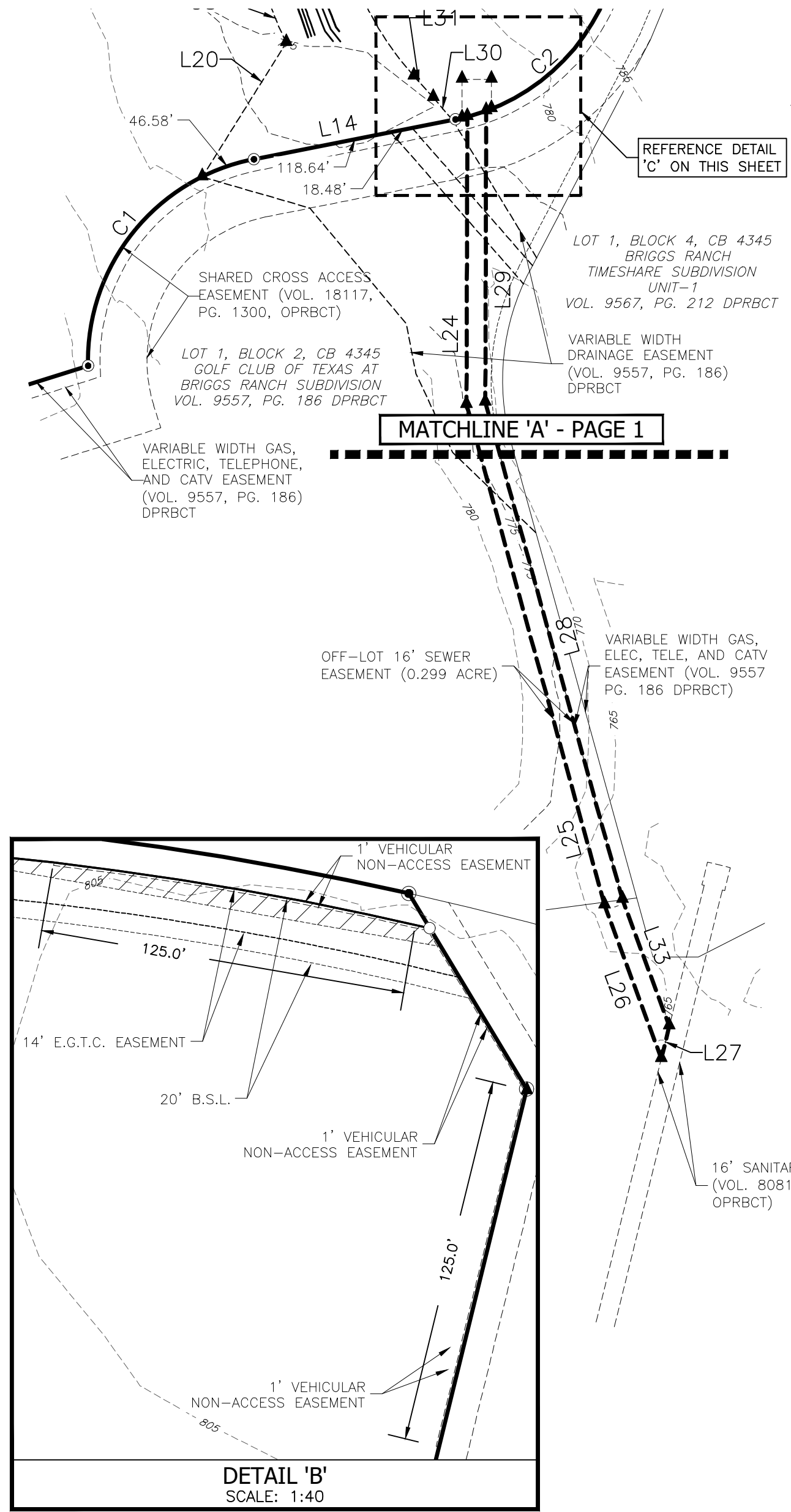
**STATE OF TEXAS  
COUNTY OF BEXAR**

I, \_\_\_\_\_, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2017 AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2017 AT \_\_\_\_\_ M. IN THE RECORDS OF \_\_\_\_\_ AND \_\_\_\_\_ OF SAID COUNTY, IN BOOK VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2017.

\_\_\_\_\_  
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY  
**SHEET 2 OF 2**



BRIGGS 3 EXTRA 2014 LLC  
3.000 ACRES  
16949/1882 DPRBCT  
PID: 1062893

LINE	LENGTH	BEARING
L1	11.00'	N49°27'21"E
L2	1.00'	N40°32'39"W
L3	60.36'	N49°28'48"E
L4	247.20'	S35°08'20"E
L5	238.46'	S35°10'46"E
L6	250.65'	N36°28'25"W
L7	46.26'	N29°51'11"W
L8	166.69'	N54°45'00"E
L9	39.92'	N54°45'00"E
L10	169.99'	N54°49'57"E
L11	320.82'	S72°33'43"W
L12	336.08'	N54°45'00"E
L13	16.26'	S35°10'46"E
L14	174.74'	S78°49'03"W
L15	32.87'	S00°09'24"W
L16	25.00'	N89°50'36"W
L17	25.00'	N00°09'24"E
L18	100.37'	N54°45'00"E
L19	108.53'	S19°57'56"E
L20	134.56'	S32°01'34"W
L21	41.74'	S29°51'11"E
L22	102.84'	S65°30'05"E
L23	108.53'	S19°57'56"E
L24	244.98'	S00°09'24"W
L25	441.72'	S15°24'36"E
L26	139.26'	S20°16'49"E
L27	28.48'	N13°54'03"E
L28	438.85'	N15°24'36"W
L29	247.82'	N00°09'24"E
L30	25.18'	S40°53'19"E
L31	24.61'	S42°01'22"E
L32	71.76'	S65°30'05"E
L33	115.02'	N20°16'49"W
L34	241.39'	N35°10'46"W

