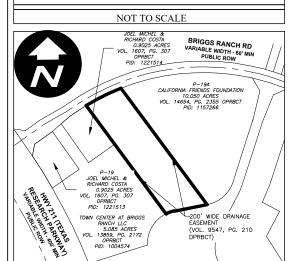
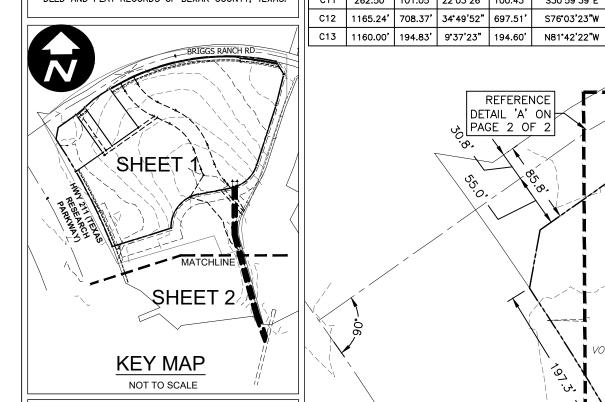


VICINITY MAP



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.



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

STATE OF TEXAS

(830) 428-0290

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 UNIFIED 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

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.

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 CASEMENT 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)

CURVE TABLE

CURVE RADIUS LENGTH DELTA CHORD CHORD BEARING

C1 | 175.00' | 244.81' | 80°08'28" | 225.33' |

C2 | 175.00' | 186.53' | 61°04'21" | 177.83' |

C3 | 150.00' | 10.30' | 3°56'07" | 10.30' |

C4 | 1170.00' | 898.85' | 44°01'02" | 876.90' |

C5 | 3064.79' | 434.81' | 8°07'43" | 434.44'

C6 304.04' 190.35' 35'52'17" 187.26'

C7 | 237.50' | 188.75' | 45°32'08" | 183.82'

C8 | 337.50' | 34.87' | 5°55'09" | 34.85' |

C9 | 229.04' | 143.53' | 35°54'20" | 141.20' |

C10 | 312.50' | 248.36' | 45°32'08" | 241.87' |

C11 | 262.50' | 101.05' | 22°03'26" | 100.43' |

C12 | 1165.24' | 708.37' | 34'49'52" | 697.51'

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.

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.

*REFERENCE SHEET 2

OF 2 FOR LINE TABLE

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

S38°45'52"W

S48°17'30"W

S15°47'34"W

N80°37'23"E

S25°48'17"E

N47°47'19"W

S42°44'01"E

S22*55'31"E

S47°48'21"E

S42°44'01"E

S30°59'39"E

S76°03'23"W

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

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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

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 LINITS OF SAN AND ACCEPTANCE OF AND POPULACE OF THE DIRECTOR OF THE DIRECT LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

ACCESS NOTE:

VARIABLE WIDTH R.O.W.

DEDICATION (0.1254 ACRE)

75.15

14' E.G.T.C. EASEMEN

63.36

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

BRIGGS RANCH RD

- PUBLIC ROW) (VOL. 9547,

S01°44'34"W

PG. 210 DPRBCT)

5.00'

(VOL. 9557, PG. 186 —/

DPRBCT)

N31°03'24"W

S13°47'44"₩

CLEAR VISION EASEMENT

LEGEND PLAT NO. 160281

PROPERTY LINE

= EXISTING EASEMENT

CALCULATED POINT

CAP "PAPE DAWSON"

OTHERWISE NOTED)

"PAPE DAWSON"

CENTER LINE ARBITRARY

RIGHT-OF-WAY

VOLUME PAGE

N=13691090.51

E=2043624.40

63.96

155.10

FOUND 1/2" REBAR W/ NO IDENTIFICATION (UNLESS

FOUND MAG NAIL W/ WASHER

SET 1/2" REBAR W/ PLASTIC

CAP "TXLMS.COM RPLS#6002"

ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT

OFFICIAL PUBLIC RECORDS

DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS

BUILDING SETBACK LINE

REFERENCE

DETAIL 'B' ON

PAGE 2 OF 2

-- 580 ---- = EXISTING CONTOUR

----= EASEMENT

E.G.T.C.

OPRBCT

DPRBC1

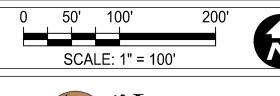
ROW

VOL.

B.S.L.

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

FOUND 1/2" REBAR W/ PLASTIC 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, DEC. 210.06 THE OFFICIAL BURBLE DEFONDED OF BEXAR COUNTY FOUND 1/2" REBAR W/ OBLIT PLASTIC CAP 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



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 THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE , A.D. 2017. ____ DAY OF ___

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 COMMISIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINIATION 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.

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF <u>HWY 211 BRIGGS RANCH MF SUBDIVISION</u> 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

____ DAY OF ___ , A.D. 2017.

, 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

N TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF

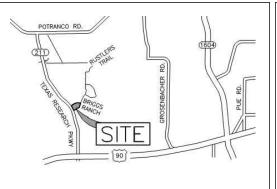
___, A.D., 2017 COUNTY CLERK, BEXAR COUNTY, TEXAS

AND

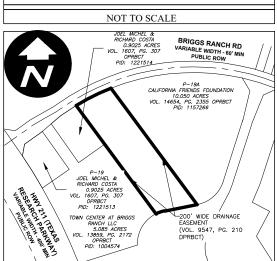
LOT 2 5.02' С3-BLOCK 2 **COUNTY BLOCK 4345** REFERENCE SHARED CROSS ACCESS OWNER/DEVELOPER: 14.9969 AC EASEMENT (VOL. 18117 DETAIL 'A' ON FALCON—BRIGGS RANCH, LLC 1616 S. VOSS RD., SUITE 420 PAGE 2 OF 2 PG. 1300, OPRBCT) HOUSTON, TX 77057 (713) 335-9580 UNPLATTED JOEL MICHEL 8 RICHARD G. ANDERSON RICHARD COSTA VARIABLE WIDTH PUBLIC 0.9025 ACRES DRAINAGE EASEMENT VOL. 1607, PG. 307 OPRBCT PID: 1221514 ÚNPLATTED JOEL MICHEL & NOTARY PUBLIC, RICHARD COSTA BEXAR COUNTY, TEXAS 0.9025 ACRES VARIABLE WIDTH PUBLIC CERTIFICATE OF APPROVAL: OL. 1607, PG. 307 DRAINAGE EASEMENT REFERENCE PID: 1221513 DETAIL 'C' ON PAGE 2 OF 2 DAY OF L20-COUNTY JUDGE, BEXAR COUNTY, TEXAS RAND. OFF-LOT 16' SEWER SHARED CROSS ACCESS 18.64 EASEMENT (0.299 ACRE) EASEMENT (VOL. 18117, PG. 18.48 1889, OPRBCT) 14' E.G.T.C. EASEMENT STATE OF TEXAS (VOL. 8002, PG. 1025,-LOT 1, BLOCK 4, CB 4345 COUNTY OF BEXAR OPRBCT) BRIGGS RANCH TIMESHARE SUBDIVISION SHARED CROSS ACCESS / /N//T— 1 -EASEMENT (VOL. 18117 VOL. 9567, PG. 212 DPRBCT BEEN GRANTED PG. 1300, OPRBCT) DATED THIS __ 20' X 20' TELEPHONE EASEMENT VARIABLE WIDTH (VOL. 8184, PG. 807 OPRBCT) LOT 1, BLOCK 2, CB 4345 DRAINAGE EASEMENT GOLF CLUB OF TEXAS AT (VOL. 9557, PG. 186) CHAIRMAI BRIGGS RANCH SUBDIVISION DPRBCT VOL. 9557, PG. 186 DPRBCT SECRETARY N=13690126.47 OFF-LOT 16' SEWER VARIABLE WIDTH GAS, STATE OF TEXAS E=2042773.23 EASEMENT (0.299 ACRE) ELECTRIC, TELEPHONE, COUNTY OF BEXAR -AND CATV EASEMENT (VOL. 9557, PG. 186) DPRBCT RECORDED THE _____ DAY OF ____ APPROX. 6,229 LF TO SHARED CROSS ACCESS MATCHLINE 'A' - PAGE 2 AT _____M. IN THE RECORDS OF ____ INTERSECTION OF HWY 90 -EASEMENT (VOL. 18117, SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _ PG. 1300, OPRBCT) OFFICE, THIS _____ DAY OF ___ 14' E.G.T.C. EASEMENT ∽(VOL. 8002, PG. 1025, OPRBCT)





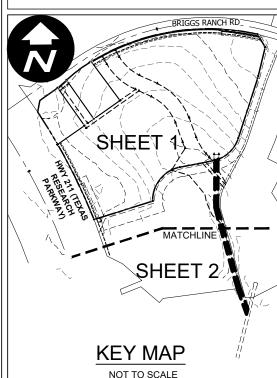


VICINITY MAP



AREA BEING REPLATTED

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

STATE OF TEXAS

BOERNE, TEXAS 78006 (830) 428-0290

COUNTY OF BEXAR

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CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE
MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO
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PETER RUSSELL YEAGER, P.E. LICENSED PROFESSIONAL ENGINEER NO. 113399 – STATE OF TEXAS

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

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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.

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.

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:

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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

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 FASSMENTS AND TO MAKE ANY MODIFICATIONS OF IMPROVEMENTS WITHIN LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

ACCESS NOTE:

BRIGGS 3 EXTRA 2014 LLC

3.000 ACRES

16949/1882 DPRBCT

LINE LENGTH

L3 60.36'

L7 | 46.26'

L1 | 11.00' | N49*27'21"E

L4 247.20' S35*08'20"E

L5 | 238.46' | S35*10'46"E

L6 | 250.65' | N36°28'25"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

1.00' N40'32'39"W

PÍD: 1062893

BEARING

N49°28'48"E

N29°51'11"W

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

18.48[']

18.64'

LEGEND

- 580 ---- = 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 ARBITRARY ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT OFFICIAL PUBLIC RECORDS OPRBCT

OF BEXAR COUNTY TEXAS DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS DPRBCT RIGHT-OF-WAY VOL. VOLUME

TURNAROUND SANITARY

SEWER FASEMENT

OFF-LOT 16' SEWER

EASEMENT (0.299 ACRE)

VARIABLE WIDTH

DRAINAGE EASEMENT

(VOL. 9557, PG. 186)

_ (0.0168 ACRE)

PAGE B.S.L. BUILDING SETBACK LINE

SHARED CROSS ACCESS

PG. 1300, OPRBCT)

EASEMENT (VOL. 18117,

└ 4.82'

VARIABLE WIDTH GAS,

ELECTRIC, TELEPHONE,

AND CATY EASEMENT

(VOL.9557, PG. 186)

5.66

35.19

16' SANITARY SEWER

(VOL. 9557, PG. 186)

EASEMENT

DPRBCT

SCALE: 1" = 100 § Landmark

50'

100'

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

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, BC 210.05 THE OFFICIAL BURDLE DECORPORT OF PERAP COLUMN.

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.

TBPLS FIRM #10164600



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 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

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE

____ 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 COMMISIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINIATION 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.

DAY OF A.D. 20

COUNTY JUDGE, BEXAR COUNTY, TEXAS

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

DATED THIS ____ DAY OF ___ , A.D. 2017.

SECRETARY

STATE OF TEXAS

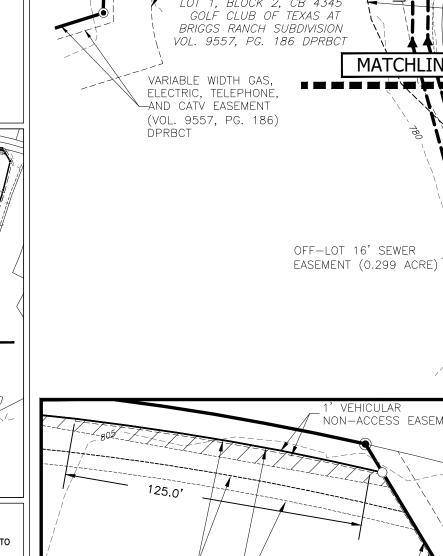
COUNTY OF BEXAR

, 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 ____ ___M. IN THE RECORDS OF ____ AND SAID COUNTY, IN BOOK VOLUME ______ ON PAGE _

N TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF ___

___, A.D., 2017 COUNTY CLERK, BEXAR COUNTY, TEXAS





46.58 REFERENCE DETAIL 'C' ON THIS SHEET LOT 1, BLOCK 4, CB 4345 BRIGGS RANCH TIMESHARE SUBDIVISION SHARED CROSS ACCES EASEMENT (VOL. 18117 VOL. 9567, PG. 212 DPRBCT PG. 1300, OPRBCT) VOI II VARIABLE WIDTH LOT 1, BLOCK 2, CB 4345 DRAINAGE EASEMENT GOLF CLUB OF TEXAS AT (VOL. 9557, PG. 186) BRIGGS RANCH SUBDIVISION VOL. 9557, PG. 186 DPRBCT MATCHLINE 'A' - PAGE 1

NON-ACCESS EASEMEN 14' E.G.T.C. EASEMENT 20' B.S.L 1' VEHICULAR NON-ACCESS EASEMENT

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

VARIABLE WIDTH GAS,

ELEC, TELE, AND CATV

EASEMENT (VOL. 9557

PG. 186 DPRBCT)

16' SANITARY SEWER EASEMENT (VOL. 8081, PGS. 218-229 OPRBCT)

BRIGGS RANCH RD 5' R.O.W. DEDICATION (0.0069 ACRE) <u>// 60.35' -</u> 14' E.G.T.C. EASEMENT 1' VEHICULAR NON ACCESS EASEMENT VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT

DETAIL 'A'

SCALE: 1:50

DETAIL 'C'

SCALE: 1:50

1' VEHICULAR NON-ACCESS EASEMENT

DETAIL 'B'

SCALE: 1:40

ROBERT S. RUGLOSKI 6002 ×

