

LEGEND

= EXISTING CONTOURS • F.I.R. = FOUND 1/2" IRON ROD. AS NOTED S.I.R. = SET1/2" IRON ROD WITH BLUE CAP STAMPED -= PROPERTY LINE "KFW SURVEYING" = ULTIMATE FLOODPLAIN A S.I.R. = = SET 1/2" IRON ROD WITH YELLOW CAP = EFFECTIVE FLOODPLAIN = CENTERLINE STAMPED "KFW EASEMENT" TO BE SET = VOLUME AFTER CONSTRUCTION VOL.

PG. = PAGE = NOT TO SCALE N.T.S. D.P.R. = DEED AND PLAT RECORDS OF BEXAR ELEC. = ELECTRIC = TELEPHONE TELE. O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR = CABLE AND TELEVISION CATV CB = COUNTY BLOCK **EASEMENTS**

VARIABLE WIDTH ELEC., GAS, TELE. &

OFF-LOT 25'X 25' PERMEABLE TURNAROUND

(VOL. 9239, PG. 2075-2088, D.P.R.)

OFF-LOT 12' NON PERMEABLE SANITARY SEWER EASEMENT(0.081 ACRES)

4 1'NON-VEHICULAR ACCESS EASEMENT

VARIABLE WIDTH SHARED CROSS

8 VARIABLE WIDTH WATER EASEMENT

9 OFF-LOT 12' NON PERMEABLE SANITARY SEWER EASEMENT (0.014 ACRES)

VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT

2 EASEMENT (0.014 ACRES)

(7) ACCESS EASEMENT

14'ELEC., GAS, TELE. & CATV EASEMENT (VOL. 9547 PG. 35-47, D.P.R.)

S.P.K. = SET PK NAIL

R.O.W. = RIGHT-OF-WAY

COUNTY, TEXAS

COUNTY, TEXAS

28' ELEC., GAS, TELE. & CATV EASEMENT K CATV EASEMENT (VAI 9239, PG, 20 (VOL. 9547 PG. 35-47, D.P.R.) VARIABLE WIDTH WATER & SANITARY 1 12' SANITARY SEWER EASEMENT

(VOL. 9567 PG, 212, D.P.R.) VARIABLE WIDTH GAS, ELEC., TELE. & D CATV EASEMENT (VOL. 9557 PG. 186, D.P.R.)

E 1' VEHICULAR NON-ACCESS EASEMENT (VOL. 9567 PG. 212, D.P.R.) VARIABLE WIDTH GAS, ELEC., TELE. &

F CATVEASEMENT (VOL. 9557 PG. 186, D.P.R.) 14' ELEC., GAS, TELE. & CATV EASEMENT (6) 20' BUILDING SETBACK LINE

(VOL. 9567 PG. 212, D.P.R.) CLEAR VISION EASEMENT (VOL. 9567 PG. 212, D.P.R.)

VARIABLE WIDTH ELEC., GAS, TELE (VOL. 9547 PG. 35-47, D.P.R.)

STATE OF TEXAS COUNTY OF BEXAF

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

OWNER / DEVELOPER (LOT 1, BLOCK 2, CB 4345): GOLF CLUB OF TEXAS AT BRIGGS RANCH

3600 BRIGGS RANCH SAN ANTONIO, TX 78245

STATE OF TEXAS COUNTY OF BEXAF

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CY PERRY, 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

THIS 22 DAY OF JUNE AD 2021

Mary DV Saus

MARJORIE SAUR Notary Public, State of Texas Comm. Expires 10-23-2024 Notary ID 1327664969 OF

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 LINIEID

DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO LICENSED PROFESSIONAL ENGINEER

FRANK D. COREY, P.E. REGISTERED PROFESSIONAL ENGINEER NO. 103068 KFW ENGINEERS & SURVEYING, LLC SAN ANTONIO TEXAS 78231 PHONE: 210-979-8444 FAX: 210-979-8441

STATE OF TEXAS

PHONE: 210-979-8444

FAX: 210-979-8441

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

DOUGLAS A. KRAMER, DRAMER OKEWENGINEERS.COM REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6632 KFW SURVEYING, LLC 3421 PAESANOS PKWY, SUITE 100 SAN ANTONIO, TEXAS 78231

IOTES:
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 TRANSPORTATION AND CAPITAL IMPROVEMENTS (TCI)/DIRECTOR OF PUBLIC WORKS, THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER 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. ALL SAID DRAINAGE EASEMENTS WITHIN SAID LOTS SHALL BE PRIVATELY

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE (35-504(E)(2) (P 5-40)

SURVEYOR NOTES:

- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHER
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID12)
- ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SETBACK NOTE:
THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN

SAWS IMPACT FEE: 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

SAWS HIGH PRESSURE NOTE: A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 895 FEET A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 895 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION

CPS/SAWS/COSA/ UTILITY NOTE:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC; GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER

GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE

AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERF WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE 2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES. LOCATED WITHIN

CHANGES OR GROUND ELEVATION ALTERATIONS. 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING THIS PLAT DUES NOT ARREND, ALTER, RELEASE ON OTHERWISE AFFECT ANY EAST-ING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE

SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE

SAWS DEDICATION NOTE:
THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN
ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER ANDA CCEPTANCE BY THE SAN ANTONIO WATER SYSTEM

CROSS ACCESS NOTE:
LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOT(S) 1 & 2, BLOCK 6, CB 4345, IN ACCORDANCE WITH UDC 35-506(R)(3)

FIRE PROTECTION NOTE:
FIRE PROTECTION ON THESE COMMERCIAL LOTS WILL BE REVIEWED DURING

PERMITTING WITH FIRE MARSHAL

1% AC EFFECTIVE FLOODPLAIN

PER PANEL #48029C0345F

S86° 40' 58"W 183.00"

C7 (LOT 2

LOT 2

BLOCK 6

(1.723 ACRES)

SEE DETAIL "A" ON SHEET 2

BRIGGS RANCH TRAILS OF BRIGGS RANCH, UNIT-1. (VOL. 9547, PG. 210, D.P.R.)

GLE WIDTH R.O.W.) (60' MIN.)

6

OPEN SPACE NOTE: LOT 901, BLOCK 6, CB 4345, ARE DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE

N: 13691170.63

CLEAR VISION:
CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF

1% AC ULTIMATE FLOODPLAIN PER

STUDY PREPARED BY KFW ENGINEERS

BRIGGS RANCH ATLAS 14 FLOOD

INISHED FLOOR NOTE: INISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE

BEXAR COUNTY MAINTENANCE NOTE: THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN BRIGGS RANCH COMMERCIAL UNIT 1 SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT 1, LOT 2, AND LOT 901, BLOCK 6, CB 4345

COSA DRAINAGE NOTE: NO STRUCTURE, FENCE, 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 O. 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

1% AC ULTIMATE FLOODPLAIN PER

STUDY PREPARED BY KFW ENGINEERS

- N88° 02' 37"E 134.82'

OF THE 62 ACRES

LOT 1

BLOCK 6

CB 4345

(1.331 ACRES)

SEE DETAIL "B" ON SHEET 3

BRIGGS RANCH ATLAS 14 FLOOD

L17

EASEMENTS FOR FLOODPLAINS NOTE. THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0345F, DATED SEPTEMBER 29, 2010; OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION; OR THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEBOARD, CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN

> PLAT NOTES APPLY TO ALL PAGES OF THIS MULTIPLE PAGE PLAT

SEE PAGE 2 OF 3 FOR LINE AND CURVE TABLES

N: 13691583.91

E: 2043862.43

(VOL. 7811, PG. 80-89, O.P.R.)

SEE DETAIL "C"

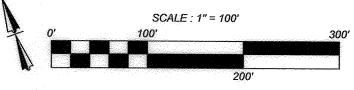
ON SHEET 3

PLAT NO. 20-11800521

SUBDIVISION PLAT ESTABLISHING BRIGGS RANCH COMMERCIAL UNIT 1

BEING A TOTAL OF 3.898 ACRE TRACT OF LAND, ESTABLISHING LOT 1, LOT 2, AND LOT 901, BLOCK 6, CB 4345 SITUATED IN BEXAR COUNTY, TEXAS, OUT OF A 509.7 ACRE TRACT AS DESCRIBED IN VOL. 11090, PGS. 827-839 IN THE OFFICIAL

Phone # (210) 979-8444 • Fax # (210) 979-8441 TBPE Firm # 9513 • TBPLS Firm #: 10122300



STATE OF TEXAS

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.



ATTN: GIL HODGE SAN ANTONIO, TX 78245

STATE OF TEXAS COUNTY OF BEXAF

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAT PERSONNALLT AFFERRED GIL HODGE, 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

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS CONDAY OF LANC JUSTIN WARREN otary Public, State of Texas NOTARY PUBLIC BEXAR COUNTY TEXAS Comm. Expires 04-01-2022 1% AC EFFECTIVE FLOODPLAIN Notary ID 129769142 CERTIFICATE OF APPROVAL

> THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HERE CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATURES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS

ON THIS _____DAY OF ____ __A.D. 20___

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF BRIGGS RANCH COMMERCIAL UNIT 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTEI

SHEET 1 OF 3

__DAY OF _____ DATED THIS ____

SECRETARY

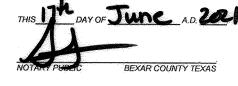
HE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED OF IT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED OF PRATE OR PART OF AN ENGLAVE OR PLANNED UNIT PEVER ALL STREETS ALLEYS PARKS WATERCOURSES DEVELO ND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE

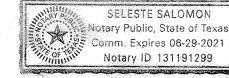
OWNER / DEVELOPER (LOT 1, BLOCK 4, CB 4345): J. RICK RODRIGUEZ BRASS TIMESHARE PARTNERS, LLC. 85 NE LOOP 410, SUITE 130 SAN ANTONIO, TX 78216

STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICK RODRIGUEZ, 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

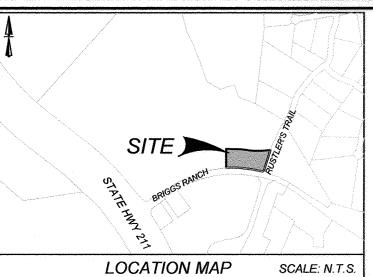
GIVEN UNDER MY HAND AND SEAL OF OFFICE





FRANK D. CORE 6/15/21

* LOUGLAS A. KRAMER 6632 OFESSION NO SURVE



LEGEND

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• S.I.R. =	SET 1/2" IRON ROD WITH BLUE CAP STAMPED		=	PROPERTY LINE
	"KFW SURVEYING"	Print Solvens Wheeler Whee	=	ULTIMATE FLOODPLAIN
▲ S.I.R. =	= SET 1/2" IRON ROD WITH YELLOW CAP	that wife delt were were open that halls	=	EFFECTIVE FLOODPLAI
	STAMPED "KFW EASEMENT" TO BE SET	E	=	CENTERLINE
	AFTER CONSTRUCTION	VOL.	=	VOLUME
\$.P.K. =	SET PK NAIL	PG.	=	PAGE
R.O.W. =	RIGHT-OF-WAY	N.T.S.	=	NOT TO SCALE
D.P.R. =	DEED AND PLAT RECORDS OF BEXAR	ELEC.	=	ELECTRIC
	COUNTY, TEXAS	TELE.	=	TELEPHONE
0.P.R. =	OFFICIAL PUBLIC RECORDS OF BEXAR	CATV	=	CABLE AND TELEVISION
	COUNTY, TEXAS	CB	=	COUNTY BLOCK

EASEMENTS

A 14' ELEC., GAS, TELE. & CATV EASEMENT (VOL. 9547 PG. 35-47, D.P.R.) 10' ELEC., GAS, TELE. & CATV EASEMENT (VOL. 9547 PG. 35-47, D.P.R.)

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STATE OF TEXAS COUNTY OF BEXAR

STATE OF TEXAS

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VARIABLE WIDTH ELEC., GAS, TELE. &

OFF-LOT 25' X 25' PERMEABLE TURNAROUND

OFF-LOT 12' NON PERMEABLE SANITARY

(VOL. 9239, PG. 2075-2088, D.P.R.)

SEWER EASEMENT(0.081 ACRES)

4 1' NON-VEHICULAR ACCESS EASEMENT

VARIABLE WIDTH SHARED CROSS

9 OFF-LOT 12' NON PERMEABLE SANITARY SEWER EASEMENT (0.014 ACRES)

(8) VARIABLE WIDTH WATER EASEMENT

VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT

6 20' BUILDING SETBACK LINE

OWNER / DEVELOPER (LOT 1, BLOCK 2, CB 4345): CY PERRY

GOLF CLUB OF TEXAS AT BRIGGS RANCH

12' SANITARY SEWER EASEMENT

EASEMENT (0.014 ACRES)

<u>CPS/SAWS/COSA/ UTILITY NOTE:</u>

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER
SYSTEMS – CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED FASEMENTS AND RIGHTS-OF-WAY FOR LITHLITY TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT." "ANCHOR EASEMENT." "SERVICE EASEMENT." "OVERHANG FASEMENT" "SANITARY SEWER FASEMENT" AND/OR "RECYCLED WATER FASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY

. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS. 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

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC. GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

SURVEYOR NOTES:

1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.

BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.

THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.

THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID12).

ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

<u>SAWS DEDICATION NOTE:</u> THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER

Curve Table

DELTA

003°56'24"

008°53'00"

012°39'13"

086°47'18"

002°58'25"

006°05'55"

002°51'15"

002°58'07"

086°47'06"

003°57'15"

001°07'03"

150.00' | 003°57'15" | N19°44'21"E

1230.00' 011°49'24"

1230.00' 002°05'51"

1230.00' 000°25'55"

1170.00' 000°35'17"

1258.00' 001°08'23"

CHORD BRG

S23°30'11"W

S25°58'29"W

S24°05'23"W

S61°09'27"W

N76°56'19"W

N81°28'29"W

N89°33'52"E

N83°28'31"W

N81°16'51"W

S79°50'50"E

S76°56'09"E

N61°09'20"E

S19°44'21"W

S70°28'34"E

S69°45'17"E

N69°42'18"W

CHORD DIST

85.25'

30.98

44.08'

23.36'

63.83"

130.86'

253.37'

45.03'

9.27

61.32"

21.98'

10.35'

9.52

12.01'

25.02'

25.02'

RADIUS

1240.00'

200.00

200.00'

17.00'

1230.00'

1230.00'

1231.00'

1231.00'

16.00'

138.00

1283.00'

Curve #

C1

C2

C3

C4

C5

C6

C7

C8

C9

C10

C11

C12

C13

C14

C15

C16

C17

LENGTH

85.27'

31.01'

44.17

25.75'

63.83'

130.92'

253.82'

45.03'

9.27'

61.32'

63.78'

24.24'

10.35'

9.52'

12.01'

25.02'

25.02'

FIRE PROTECTION NOTE:
FIRE PROTECTION ON THESE COMMERCIAL LOTS WILL BE REVIEWED DURING PERMITTING WITH FIRE MARSHAL

> PLAT NOTES APPLY TO ALL PAGES OF THIS MULTIPLE PAGE PLAT

> > SEE PAGE 2 OF 3 FOR LINE AND CURVE TABLES

PLAT NO. 20-11800521

SUBDIVISION PLAT ESTABLISHING

BRIGGS RANCH COMMERCIAL UNIT 1 BEING A TOTAL OF 3 898 ACRE TRACT OF LAND, ESTABLISHING LOT 1 LOT 2 AND LOT 901, BLOCK 6, CB 4345 SITUATED IN BEXAR COUNTY, TEXAS, OUT OF A 509.7 ACRE TRACT AS DESCRIBED IN VOL. 11090, PGS. 827-839 IN THE OFFICIAL

PUBLIC RECORDS OF BEXAR COUNTY, TEXAS



Phone # (210) 979-8444 • Fax #. (210) 979-8441 TBPE Firm #: 9513 • TBPLS Firm #: 10122300

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

ATTN: GIL HODGE 13600 BRIGGS RANCH ROAD

STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GIL HODGE, 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_______

JUSTIN WARREN Notary Public, State of Texa Comm. Expires 04-01-2022 Notary ID 129769142

CERTIFICATE OF APPROVAL

THE UNDERSIGNED. COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HERE CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATURES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS

BEXAR COUNTY TEXAS

ON THIS _____ DAY OF _____

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK BEXAR COUNTY TEXAS

THIS PLAT OF BRIGGS RANCH COMMERCIAL UNIT 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED

DATED THIS _____ DAY OF _____ A.D. 20 ____

LOT 2 BLOCK 6 CB 4345 (1.723 ACRES)	LOT 1 BLOCK 6 CB 4345 (1.331 ACRES)	S17° 47'35"W 410.13"	LOT 901 (OPEN SPACE) PERMEABLE BLOCK 6 CB 4345 (0.844 ACRES)	
SIR C8 C9 TRAILS OF (VOL. (VARI)	C10 (EASEMENT #4) C6 (LOT 1) SIR RIGGS RANCH BRIGGS RANCH, UNIT-1A ABLE WIDTH R.O.W.) DETAIL "A" SEE SHEET 1 OF 3	N: 13691153.16 E: 2043615.38	2.18'- SIR	PRAILS OF BRICES TRAIL (VOL. SUBDIVISION (PRIVATE STREET) (PRIVATE STREET)

	LINE#	LENGTH	DIRECTION
	L1	62.56′	N76°03'36 " E
	L2	55.52'	S89°03'02"E
	L3	77.69′	S83°29'38"E
	L4	140.90'	N67°36'01 " E
	L5	94.73'	N61°36'32"E
	L6	57.52'	S89°10'13"E
	L7	71.38′	N72°21'14"E
	L8	128.26′	N71°40′59″E
	L9	29.22'	S30°24'59"W
	L10	45.00'	N81°27'16"W
	L11	53.41'	N08°32'44"E
	L12	55.00'	S08°32'44"W
as	L13	32.57'	N09°23'27 " E
4	L14	8.96'	S80°38'19"E
	L15	32.47'	S08°50'31"W

	Line Ta	ble
LINE#	LENGTH	DIRECTION
L16	45.00'	N89°59'43"E
L17	35.00'	S87°03'49"E
L18	67.80'	N65°57'10"E
L19	101.27'	N72°02'48"W
L20	33.80'	N17°45'47"E
L21	155.79'	N21°42'55"E
L22	17.14'	N66°08'40"E
L23	168.03'	S21°42'55"W
L24	21.84'	S17°45'47"W
L25	89.31'	S72°02'48"E
L26	12.00'	S17°57'12"W
L27	55.00'	N21°42'55"E
L28	43.22'	S21°42'55"W
L29	25.04'	S17°45'23"W
L30	25.01'	N17°45'23"E

	L1	62.56'	N76°03'36 " E
	L2	55.52'	S89°03'02"E
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	L9	29.22'	S30°24'59"W
	L10	45.00'	N81°27'16"W
	L11	53.41'	N08°32'44"E
والنوط	L12	55.00'	S08°32'44"W
	L13	32.57'	N09°23'27 " E
kas 24	L14	8.96'	S80°38'19"E
	L15	32,47'	S08°50'31"W

Line Table

GIVEN UNDER MY HAND AND SEAL OF OFFICE	
Maryon Sewa	MARJORIE SAUR Notary Public, State of Texas Comm. Expires 10-23-2024
NOTARY PUBLIC BEXAR COUNTY TEXAS	Notary ID 132744958
STATE OF TEXAS COUNTY OF BEXAR	

WAY PILL	MARJORIE SAUR
	Notary Public, State of Texas
o N is	Comm. Expires 10-23-2024
OF THE	Notary ID 132744958

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

LICENSED PROFESSIONAL ENGINEER FRANK D. COREY, P.E. REGISTERED PROFESSIONAL ENGINEER NO. 103068 KFW ENGINEERS & SURVEYING, LLC 3421 PAESANOS PKWY, SUITE 200 SAN ANTONIO, TEXAS 78231

GIVEN UNDER MY HAND AND SEAL OF OFFICE

Maryon Sewi

STATE OF TEXAS COUNTY OF BEXAR

PHONE: 210-979-8444

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

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6632 KFW SURVEYING, LLC 421 PAESANOS PKWY, SUITE 100 SAN ANTONIO, TEXAS 78231

STATE OF TEXAS

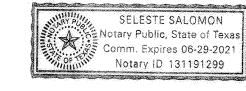
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL RKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES STREETS, OR THE PURPOSE AND CONSIDERATION THEREIN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

F TEXAS

OWNER / DEVELOPER (LOT 1, BLOCK 4, CB 4345): J. RICK RODRIGUEZ BRASS TIMESHARE PARTNERS, LLC. 85 NE LOOP 410, SUITE 130 SAN ANTONIO, TX 78216

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICK RODRIGUEZ, 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







SHEET 2 OF 3

FRANK D. CORE'

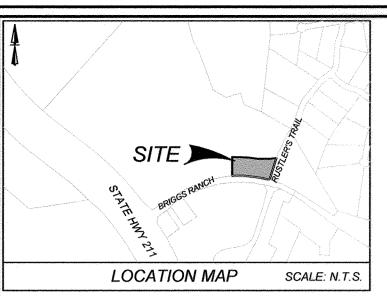
103068

DOUGLAS A. KRAMER

6632

6/15/21

PHONE: 210-979-8444 FAX: 210-979-8441



LEGEND

• F.I.R. = FOUND 1/2" IRON ROD, AS NOTED ≈ EXISTING CONTOURS = PROPERTY LINE S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED

*KFW SURVEYING ▲ S.I.R. = = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT" TO BE SET AFTER CONSTRUCTION

S.P.K. = SET PK NAIL R.O.W. = RIGHT-OF-WAY D.P.R. = DEED AND PLAT RECORDS OF BEXAR

O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

EASEMENTS 14' ELEC., GAS, TELE. & CATV EASEMENT (VOL. 9547 PG. 35-47, D.P.R.) 10' ELEC., GAS, TELE. & CATV EASEMENT (VOL. 9547 PG. 35-47, D.P.R.)

VARIABLE WIDTH ELEC., GAS, TELE. & CATV EASEMENT

1) 12' SANITARY SEWER EASEMENT

2 EASEMENT (0.014 ACRES)

(VOL. 9239, PG. 2075-2088, D.P.R.)

4 1'NON-VEHICULAR ACCESS EASEMENT

VARIABLE WIDTH SHARED CROSS

(8) VARIABLE WIDTH WATER EASEMENT

OFF-LOT 12' NON PERMEABLE SANITARY
SEWER EASEMENT (0.014 ACRES)

VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT

6 20' BUILDING SETBACK LINE

7 ACCESS EASEMENT

OFF-LOT 25' X 25' PERMEABLE TURNAROUND

OFF-LOT 12' NON PERMEARLE SANITARY

VOL.

N.T.S.

ELEC. TELE.

CATV

= ULTIMATE FLOODPLAIN

= CENTERLINE

= NOT TO SCALE

= COUNTY BLOCK

= ELECTRIC

= TELEPHONE

= VOLUME

= PAGE

= EFFECTIVE FLOODPLAIN

= CABLE AND TELEVISION

B 28' ELEC., GAS, TELE. & CATV EASEMENT (VOL. 9547 PG. 35-47, D.P.R.) **VARIABLE WIDTH WATER & SANITARY**

C SEWER EASEMENT (VOL. 9567 PG. 212, D.P.R.) D VARIABLE WIDTH GAS, ELEC., TELE. & CATV EASEMENT

(VOL. 9557 PG. 186, D.P.R.) E 1' VEHICULAR NON-ACCESS EASEMENT (VOL. 9567 PG. 212, D.P.R.)

VARIABLE WIDTH GAS, ELEC., TELE. & CATV EASEMENT (VOL. 9557 PG. 186, D.P.R.) G 14' ELEC., GAS, TELE. & CATV EASEMENT (VOL. 9567 PG. 212, D.P.R.)

CLEAR VISION EASEMENT (VOL. 9567 PG. 212, D.P.R.)

VARIABLE WIDTH ELEC., GAS, TELE. & CATV EASEMENT (VOL. 9547 PG. 35-47, D.P.R.)

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 (LOT 1, BLOCK 2, CB 4345): CY PERRY GOLF CLUB OF TEXAS AT BRIGGS RANCH

STATE OF TEXAS

STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CY PERRY, 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

GIVEN UNDER MY HAND AND SEAL OF OFFICE



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 UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO

LICENSED PROFESSIONAL ENGINEE FRANK D. COREY, P.E. REGISTERED PROFESSIONAL ENGINEER NO. 103066 KFW ENGINEERS & SURVEYING, LLC 3421 PAESANOS PKWY, SUITE 200

STATE OF TEXAS COUNTY OF BEXAR

PHONE: 210-979-8444

SAN ANTONIO, TEXAS 78231

SAN ANTONIO, TEXAS 78231

FAX: 210-979-8441

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.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6632 KEW SURVEYING LLC 3421 PAESANOS PKWY, SUITE 100

CPS/SAWS/COSA/ UTILITY NOTE:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER
SYSTEMS – CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY

ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES. LOCATED WITHIN SAID EASEMENTS 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

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING FLECTRIC GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON. SURVEYOR NOTES

1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS LINLESS NOTED OTHERWISE

BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.

THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.

ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF

THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID12).

SAWS DEDICATION NOTE: THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER

PERMITTING WITH FIRE MARSHAL

OWNER: GOLF CLUB OF TEXAS AT BRIGGS RANCH

GOLF CLUB OF TEXAS AT BRIGGS RANCH SUBDIVISION

BLOCK 2

CB 4345

(VOL. 9557, PG. 186, D.P.R.)

DETAIL "C" SEE SHEET 1 OF 3 SCALE: 1" = 20'

FIRE PROTECTION NOTE: FIRE PROTECTION ON THESE COMMERCIAL LOTS WILL BE REVIEWED DURING

PLAT NOTES APPLY TO ALL PAGES OF THIS MULTIPLE PAGE PLAT

> SEE PAGE 2 OF 3 FOR LINE AND CURVE TABLES

UNPLATTED

(VOL. 7511, PG. 80-89, O.P.R.)

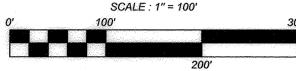
PLAT NO. 20-11800521

SUBDIVISION PLAT ESTABLISHING

BRIGGS RANCH COMMERCIAL UNIT 1 BEING A TOTAL OF 3.898 ACRE TRACT OF LAND, ESTABLISHING LOT 1, LOT 2 AND LOT 901, BLOCK 6, CB 4345 SITUATED IN BEXAR COUNTY, TEXAS, OUT OF A 509.7 ACRE TRACT AS DESCRIBED IN VOL. 11090, PGS. 827-839 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

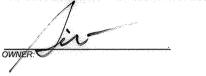


BRIGGS RANCH TRAILS OF BRIGGS RANCH, UNIT-1A



STATE OF TEXAS

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: BRIGGS RANCH, LTD. ATTN: GIL HODGE 13600 BRIGGS RANCH ROAD

JUSTIN WARREN

Comm. Expires 04-01-2022

Notary ID 129769142

Notary Public, State of Texa

STATE OF TEXAS COUNTY OF BEXAF

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GIL HODGE, 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

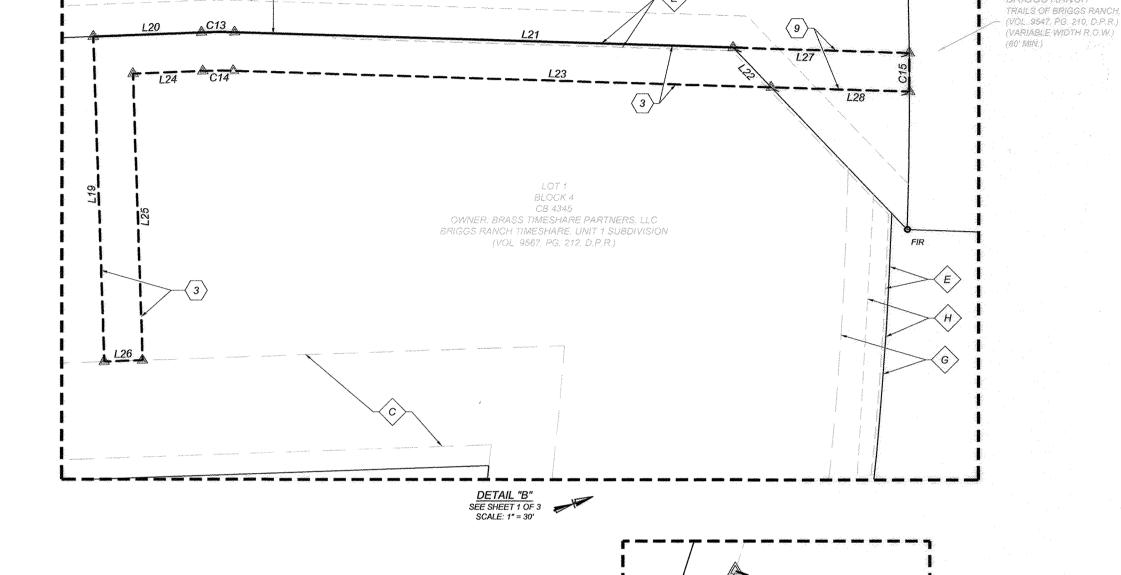


THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HERE CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATURES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK BEXAR COUNTY TEXAS

THIS PLAT OF BRIGGS RANCH COMMERCIAL UNIT 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.



RUSTLER'S TRAIL

(PRIVATE STREET)

(VOL. 9547, PG 35-47, D.P.R.)

TRAILS OF BRIGGS RANCH, UNIT-1 SUBDIVISION

LOT 131

STATE OF TEXAS

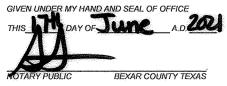
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OWNER / DEVELOPER (LOT 1, BLOCK 4, CB 4345): J. RICK RODRIGUEZ BRASS TIMESHARE PARTNERS, LLC. 85 NE LOOP 410, SUITE 130 SAN ANTONIO, TX 78216

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME. THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED. RICK RODRIGUEZ, 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





SHEET 3 OF 3





FRANK D. COREY

103068

TOUGLAS A. KRAMERE