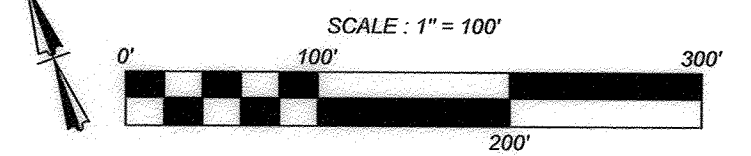




3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBP# Firm #: 9513 • TBPLS Firm #: 1012200



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:
BRIGGS RANCH, LTD.
ATTN: GIL HODGE
13600 BRIGGS RANCH ROAD
SAN ANTONIO, TX 78245

STATE OF TEXAS
COUNTY OF BEXAR

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 16th DAY OF June A.D. 2021
NOTARY PUBLIC BEXAR COUNTY TEXAS
JUSTIN WARREN
Notary Public, State of Texas
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 HEREBY 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 STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS _____ DAY OF _____ A.D. 20__

COUNTY JUDGE, BEXAR COUNTY, TX

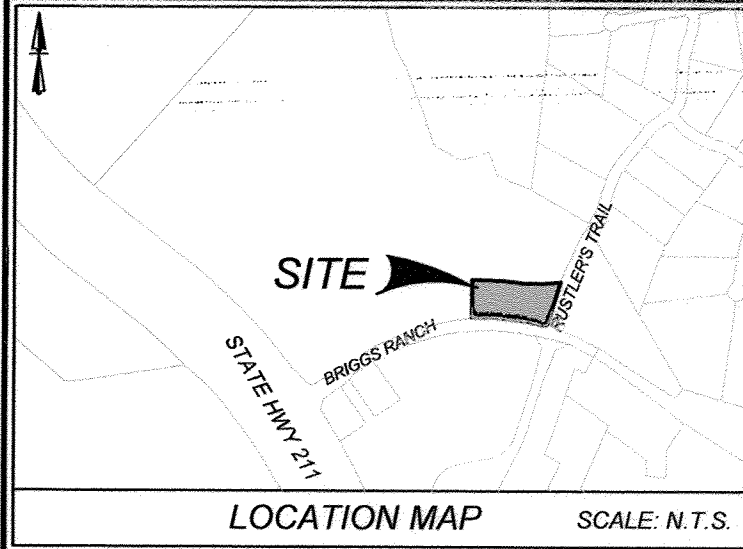
COUNTY CLERK, BEXAR COUNTY, TEXAS

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 VARIANCES HAVE BEEN GRANTED.

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY



LEGEND	
● F.I.R. = FOUND 1/2" IRON ROD, AS NOTED	--- EXISTING CONTOURS
● S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"	--- PROPERTY LINE
▲ S.I.R. = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT" TO BE SET AFTER CONSTRUCTION	--- ULTIMATE FLOODPLAIN
S.P.K. = SET PK NAIL	--- EFFECTIVE FLOODPLAIN
R.O.W. = RIGHT-OF-WAY	--- CENTERLINE
D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	--- VOLUME
O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS	--- PAGE
	N.T.S. = NOT TO SCALE
	ELEC. = ELECTRIC
	TELE. = TELEPHONE
	CB = CABLE AND TELEVISION
	CB = COUNTY BLOCK

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.)
28' ELEC., GAS, TELE. & CATV EASEMENT (VOL. 9547 PG. 35-47, D.P.R.)	VARIABLE WIDTH ELEC., GAS, TELE. & CATV EASEMENT (VOL. 9239, PG. 2075-2088, D.P.R.)
VARIABLE WIDTH WATER & SANITARY SEWER EASEMENT (VOL. 9567 PG. 212, D.P.R.)	12' SANITARY SEWER EASEMENT
VARIABLE WIDTH GAS, ELEC., TELE. & CATV EASEMENT (VOL. 9557 PG. 186, D.P.R.)	OFF-LOT 25' X 25' PERMEABLE TURNAROUND EASEMENT (0.014 ACRES)
1' VEHICULAR NON-ACCESS EASEMENT (VOL. 9567 PG. 212, D.P.R.)	OFF-LOT 12' NON PERMEABLE SANITARY SEWER EASEMENT (0.061 ACRES)
VARIABLE WIDTH GAS, ELEC., TELE. & CATV EASEMENT (VOL. 9557 PG. 186, D.P.R.)	1' NON-VEHICULAR ACCESS EASEMENT
14' ELEC., GAS, TELE. & CATV EASEMENT (VOL. 9567 PG. 212, D.P.R.)	VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT
CLEAR VISION EASEMENT (VOL. 9567 PG. 212, D.P.R.)	20' BUILDING SETBACK LINE
VARIABLE WIDTH ELEC., GAS, TELE. & CATV EASEMENT (VOL. 9547 PG. 35-47, D.P.R.)	VARIABLE WIDTH SHARED CROSS ACCESS EASEMENT
	VARIABLE WIDTH WATER EASEMENT
	OFF-LOT 12' NON PERMEABLE SANITARY SEWER EASEMENT (0.014 ACRES)

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 (LOT 1, BLOCK 2, CB 4345):
CY PERRY
GOLF CLUB OF TEXAS AT BRIGGS RANCH
13600 BRIGGS RANCH SAN ANTONIO, TX 78245

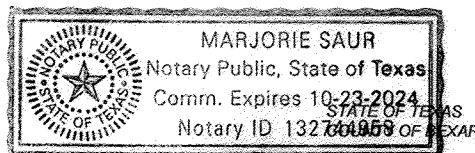
STATE OF TEXAS
COUNTY OF BEXAR

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 THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS 22 DAY OF June A.D. 2021

MARJORIE SAUR
NOTARY PUBLIC BEXAR COUNTY TEXAS



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 PLANNING COMMISSION.

FRANK D. COREY
REGISTERED PROFESSIONAL ENGINEER NO. 103068
KFW ENGINEERS & SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 200
SAN ANTONIO, TEXAS 78231
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, DRAFTER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6632
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 100
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

NOTES:

- 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 (TCID)/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 MAINTAINED BY PROPERTY OWNERS.
- 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 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 NAVD83 (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 ANTONIO.

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 ANTONIO WATER SYSTEM.

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 METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.

SAWS HIGH PRESSURE NOTE:

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.

CPS/SAWS/COSA/UTILITY NOTE:

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 SYSTEMS (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 ALTERATIONS.

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.

SAWS DEDICATION NOTE:

THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND A ACCEPTANCE 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:

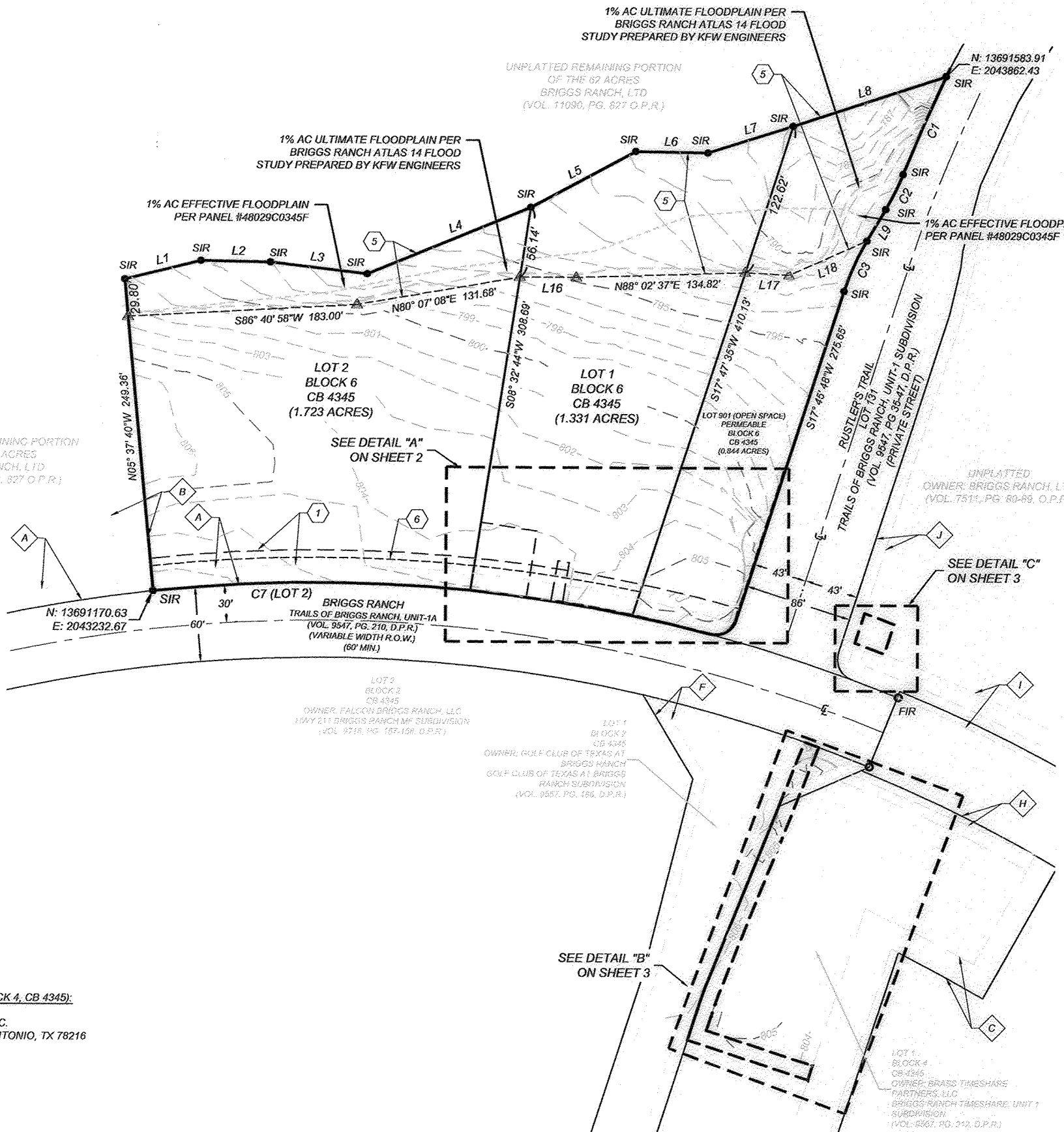
FIRE PROTECTION ON THESE COMMERCIAL LOTS WILL BE REVIEWED DURING PERMITTING WITH FIRE MARSHAL.

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 TV EASEMENT.

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.



PLAT NOTES APPLY TO ALL PAGES OF THIS MULTIPLE PAGE PLAT

SEE PAGE 2 OF 3 FOR LINE AND CURVE TABLES

1% AC ULTIMATE FLOODPLAIN PER BRIGGS RANCH ATLAS 14 FLOOD STUDY PREPARED BY KFW ENGINEERS

UNPLATTED REMAINING PORTION OF THE 82 ACRES BRIGGS RANCH, LTD (VOL. 11090, PG. 827 O.P.R.)

1% AC ULTIMATE FLOODPLAIN PER BRIGGS RANCH ATLAS 14 FLOOD STUDY PREPARED BY KFW ENGINEERS

1% AC EFFECTIVE FLOODPLAIN PER PANEL #48029C0345F

UNPLATTED REMAINING PORTION OF THE 82 ACRES BRIGGS RANCH, LTD (VOL. 11090, PG. 827 O.P.R.)

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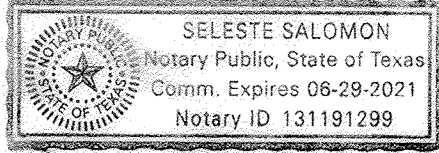
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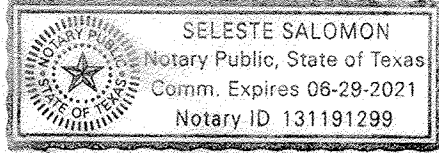
STATE OF TEXAS
COUNTY OF BEXAR

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 THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS 1th DAY OF June A.D. 2021

SELESTE SALOMON
NOTARY PUBLIC BEXAR COUNTY TEXAS



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. 11080, PGS. 827-839 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

KFW
ENGINEERS + SURVEYING

3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
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STATE OF TEXAS
COUNTY OF BEXAR

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OWNER / DEVELOPER
BRIGGS RANCH, LTD.
ATTN: GIL HODGE
13600 BRIGGS RANCH ROAD
SAN ANTONIO, TX 78245

STATE OF TEXAS
COUNTY OF BEXAR

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GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS 16th DAY OF June, A.D. 2021

NOTARY PUBLIC BEXAR COUNTY TEXAS

JUSTIN WARREN
Notary Public, State of Texas
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, TEXAS, DOES HEREBY 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 STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS DAY OF A.D. 20

COUNTY JUDGE, BEXAR COUNTY, TX

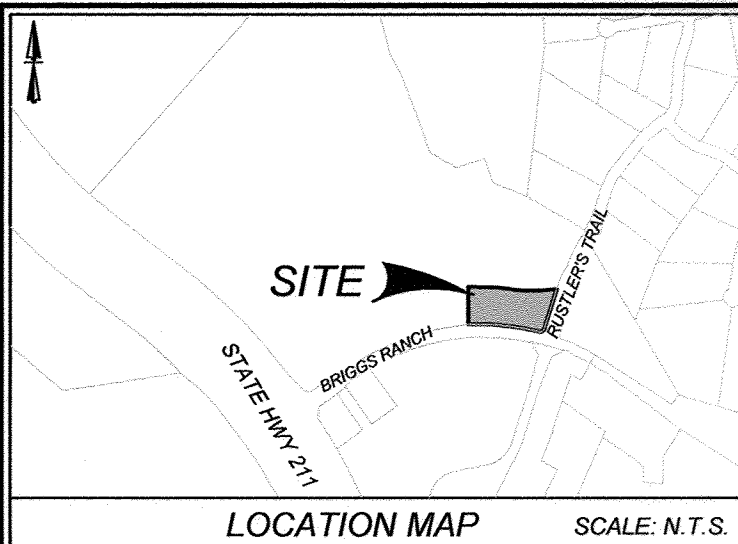
COUNTY CLERK, BEXAR COUNTY, TEXAS

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DATED THIS DAY OF A.D. 20

BY:
CHAIRMAN

BY:
SECRETARY



LEGEND

- F.I.R. = FOUND 1/2" IRON ROD, AS NOTED
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
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EASEMENTS

- A 14' ELEC., GAS, TELE. & CATV EASEMENT (VOL. 9547 PG. 35-47, D.P.R.)
- B 28' ELEC., GAS, TELE. & CATV EASEMENT (VOL. 9547 PG. 35-47, D.P.R.)
- C VARIABLE WIDTH WATER & SANITARY SEWER EASEMENT (VOL. 9567 PG. 212, D.P.R.)
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- I VARIABLE WIDTH ELEC., GAS, TELE. & CATV EASEMENT (VOL. 9547 PG. 35-47, D.P.R.)
- J 10' ELEC., GAS, TELE. & CATV EASEMENT (VOL. 9547 PG. 35-47, D.P.R.)
- K VARIABLE WIDTH ELEC., GAS, TELE. & CATV EASEMENT (VOL. 9239, PG. 2075-2088, D.P.R.)
- L 12' SANITARY SEWER EASEMENT
- M OFF-LOT 25' X 25' PERMEABLE TURNAROUND EASEMENT (0.014 ACRES)
- N OFF-LOT 12' NON PERMEABLE SANITARY SEWER EASEMENT (0.081 ACRES)
- O 1' NON-VEHICULAR ACCESS EASEMENT
- P VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT
- Q 20' BUILDING SETBACK LINE
- R VARIABLE WIDTH SHARED CROSS ACCESS EASEMENT
- S VARIABLE WIDTH WATER EASEMENT
- T OFF-LOT 12' NON PERMEABLE SANITARY SEWER EASEMENT (0.014 ACRES)

STATE OF TEXAS
COUNTY OF BEXAR

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OWNER / DEVELOPER (LOT 1, BLOCK 2, CB 4345):
CY PERRY
GOLF CLUB OF TEXAS AT BRIGGS RANCH
13600 BRIGGS RANCH SAN ANTONIO, TX 78245

STATE OF TEXAS
COUNTY OF BEXAR

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 THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS 22 DAY OF June, A.D. 2021

MARJORIE SAUR
Notary Public, State of Texas
Comm. Expires 10-23-2024
Notary ID 132744958

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 PLANNING COMMISSION.

FRANK D. COREY
PROFESSIONAL ENGINEER
103068
6/15/21

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
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
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6632
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 100
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

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.

2. 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 ALTERATIONS.

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.

SAWS DEDICATION NOTE:

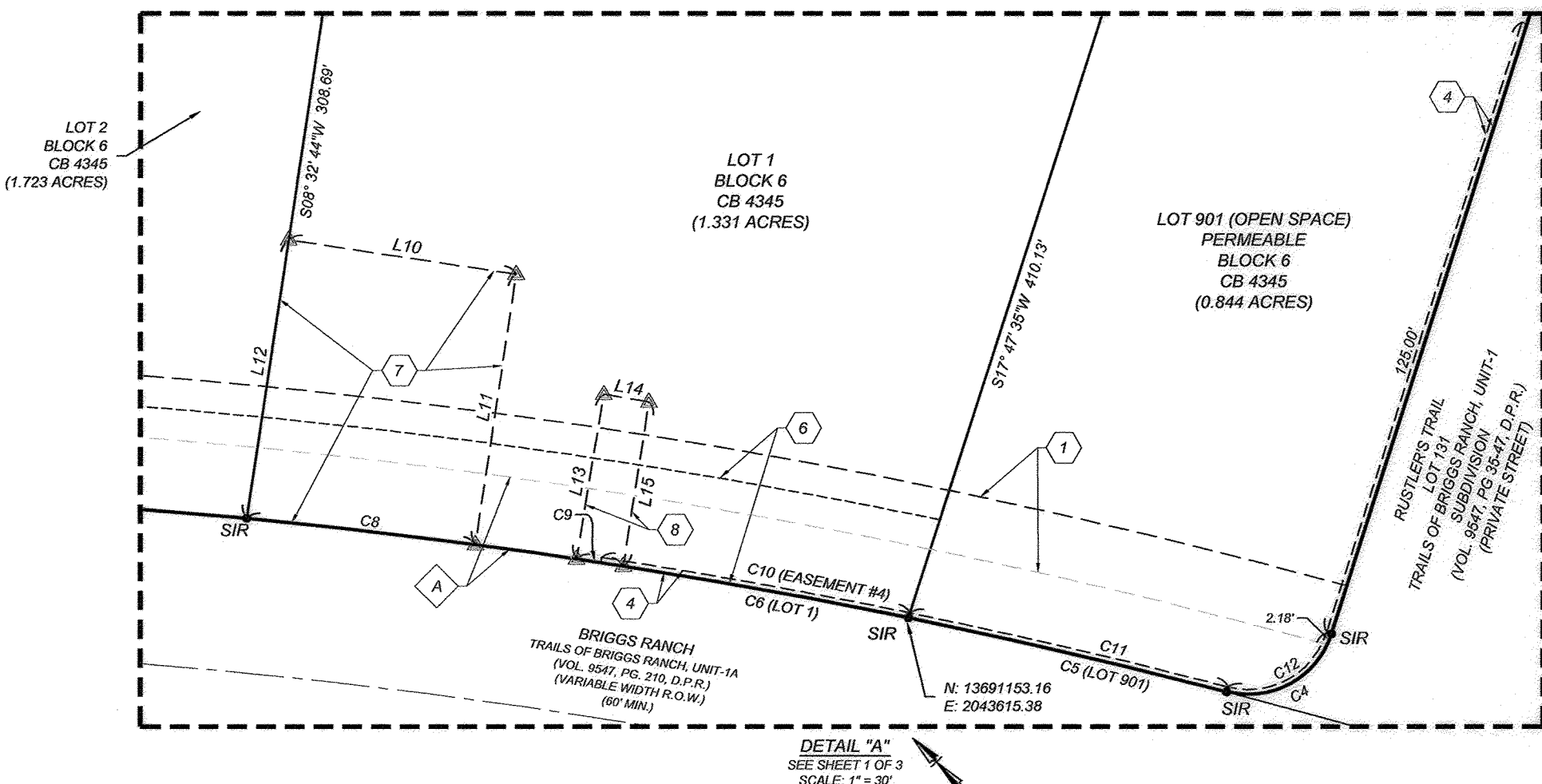
THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND A CCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

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



Line Table		
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
L13	32.57'	N09°23'27"E
L14	8.96'	S80°38'19"E
L15	32.47'	S08°50'31"W

Line Table		
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

Curve Table				
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG
C1	85.27'	1240.00'	003°56'24"	S23°30'11"W
C2	31.01'	200.00'	008°53'00"	S25°58'29"W
C3	44.17'	200.00'	012°39'13"	S24°05'23"W
C4	25.75'	17.00'	086°47'18"	S61°09'27"W
C5	63.83'	1230.00'	002°58'25"	N76°56'19"W
C6	130.92'	1230.00'	006°05'55"	N81°28'29"W
C7	253.82'	1230.00'	011°49'24"	N89°33'52"E
C8	45.03'	1230.00'	002°05'51"	N83°28'31"W
C9	9.27'	1230.00'	000°25'55"	N81°16'51"W
C10	61.32'	1231.00'	002°51'15"	S79°50'50"E
C11	63.78'	1231.00'	002°58'07"	S76°56'09"E
C12	24.24'	16.00'	086°47'06"	N61°09'20"E
C13	10.35'	150.00'	003°57'15"	N19°44'21"E
C14	9.52'	138.00'	003°57'15"	S19°44'21"W
C15	12.01'	1170.00'	000°35'17"	S70°28'34"E
C16	25.02'	1283.00'	001°07'03"	S69°45'17"E
C17	25.02'	1258.00'	001°08'23"	N69°42'18"W

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 (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 THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS 17th DAY OF June, A.D. 2021

SELESTE SALOMON
Notary Public, State of Texas
Comm. Expires 06-29-2021
Notary ID 131191299

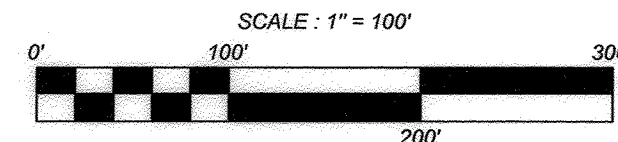
SUBDIVISION PLAT ESTABLISHING
BRIGGS RANCH COMMERCIAL UNIT 1
BEING A TOTAL OF 3.898 ACRE TRACT OF LAND, ESTABLISHING LOT 1, LOT 2, AND LOT 901, BLOCK 6, CB 4345 SITUATED IN BEXAR COUNTY, TEXAS, OUT OF A 509.7 ACRE TRACT AS DESCRIBED IN VOL. 11090, PGS. 827-839 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR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

KFW
ENGINEERS + SURVEYING

3421 Passanos Pkwy, Suite 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPLS Firm #: 9513 • TBPLS Firm #: 10122300

PLAT NOTES APPLY TO ALL PAGES
OF THIS MULTIPLE PAGE PLAT

SEE PAGE 2 OF 3 FOR LINE
AND CURVE TABLES



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
BRIGGS RANCH, LTD.
ATTN: GIL HODGE
13600 BRIGGS RANCH ROAD
SAN ANTONIO, TX 78245

STATE OF TEXAS
COUNTY OF BEXAR

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 16th DAY OF June, A.D. 2021

NOTARY PUBLIC BEXAR COUNTY TEXAS

JUSTIN WARREN
Notary Public, State of Texas
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, TEXAS DOES HEREBY 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 STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS _____ DAY OF _____ A.D. 20__

COUNTY JUDGE, BEXAR COUNTY, TX

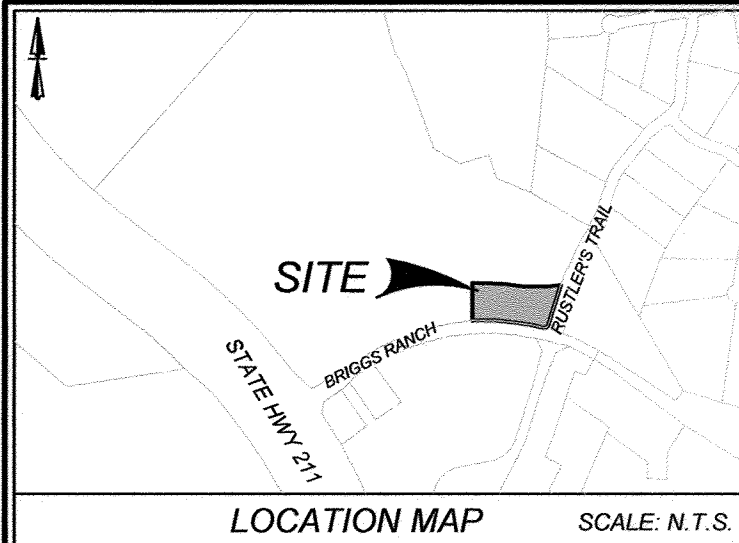
COUNTY CLERK, BEXAR COUNTY, TEXAS

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 GRANTED.

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

BY: CHAIRMAN

BY: SECRETARY



LEGEND

- | | |
|--|-----------------------------|
| ● F.I.R. = FOUND 1/2" IRON ROD, AS NOTED | --- EXISTING CONTOURS |
| ● S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING" | --- PROPERTY LINE |
| ▲ S.I.R. = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT" TO BE SET AFTER CONSTRUCTION | --- ULTIMATE FLOODPLAIN |
| S.P.K. = SET PK NAIL | --- EFFECTIVE FLOODPLAIN |
| R.O.W. = RIGHT-OF-WAY | --- CENTERLINE |
| D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS | VOL. = VOLUME |
| O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS | PG. = PAGE |
| | N.T.S. = NOT TO SCALE |
| | ELEC. = ELECTRIC |
| | TELE. = TELEPHONE |
| | CATV = CABLE AND TELEVISION |
| | CB = COUNTY BLOCK |

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.) |
| 28' ELEC., GAS, TELE. & CATV EASEMENT (VOL. 9547 PG. 35-47, D.P.R.) | VARIABLE WIDTH ELEC., GAS, TELE. & CATV EASEMENT (VOL. 9239, PG. 2075-2088, D.P.R.) |
| VARIABLE WIDTH WATER & SANITARY SEWER EASEMENT (VOL. 9567 PG. 212, D.P.R.) | 12' SANITARY SEWER EASEMENT |
| VARIABLE WIDTH GAS, ELEC., TELE. & CATV EASEMENT (VOL. 9557 PG. 186, D.P.R.) | OFF-LOT 25' X 25' PERMEABLE TURNAROUND EASEMENT (0.014 ACRES) |
| 1' VEHICULAR NON-ACCESS EASEMENT (VOL. 9567 PG. 212, D.P.R.) | OFF-LOT 12' NON PERMEABLE SANITARY SEWER EASEMENT (0.081 ACRES) |
| VARIABLE WIDTH GAS, ELEC., TELE. & CATV EASEMENT (VOL. 9557 PG. 186, D.P.R.) | 1' NON-VEHICULAR ACCESS EASEMENT |
| 14' ELEC., GAS, TELE. & CATV EASEMENT (VOL. 9567 PG. 212, D.P.R.) | VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT |
| CLEAR VISION EASEMENT (VOL. 9567 PG. 212, D.P.R.) | 20' BUILDING SETBACK LINE |
| VARIABLE WIDTH ELEC., GAS, TELE. & CATV EASEMENT (VOL. 9547 PG. 35-47, D.P.R.) | VARIABLE WIDTH SHARED CROSS ACCESS EASEMENT |
| | VARIABLE WIDTH WATER EASEMENT |
| | OFF-LOT 12' NON PERMEABLE SANITARY SEWER EASEMENT (0.014 ACRES) |

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 (LOT 1, BLOCK 2, CB 4345):
CY PERRY
GOLF CLUB OF TEXAS AT BRIGGS RANCH
13600 BRIGGS RANCH SAN ANTONIO, TX 78245

STATE OF TEXAS
COUNTY OF BEXAR

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 THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS 22nd DAY OF June, A.D. 2021

MARJORIE SAUR
Notary Public, State of Texas
Comm. Expires 10-23-2024
Notary ID 132744958

MARJORIE SAUR
Notary Public, State of Texas
Comm. Expires 10-23-2024
Notary ID 132744958

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 PLANNING COMMISSION.

FRANK D. COREY, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 103068
KFW ENGINEERS & SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 200
SAN ANTONIO, TEXAS 78231
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, D.K.A.M.E. @ KFW ENGINEERS.COM
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6632
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 100
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
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SURVEYOR NOTES:

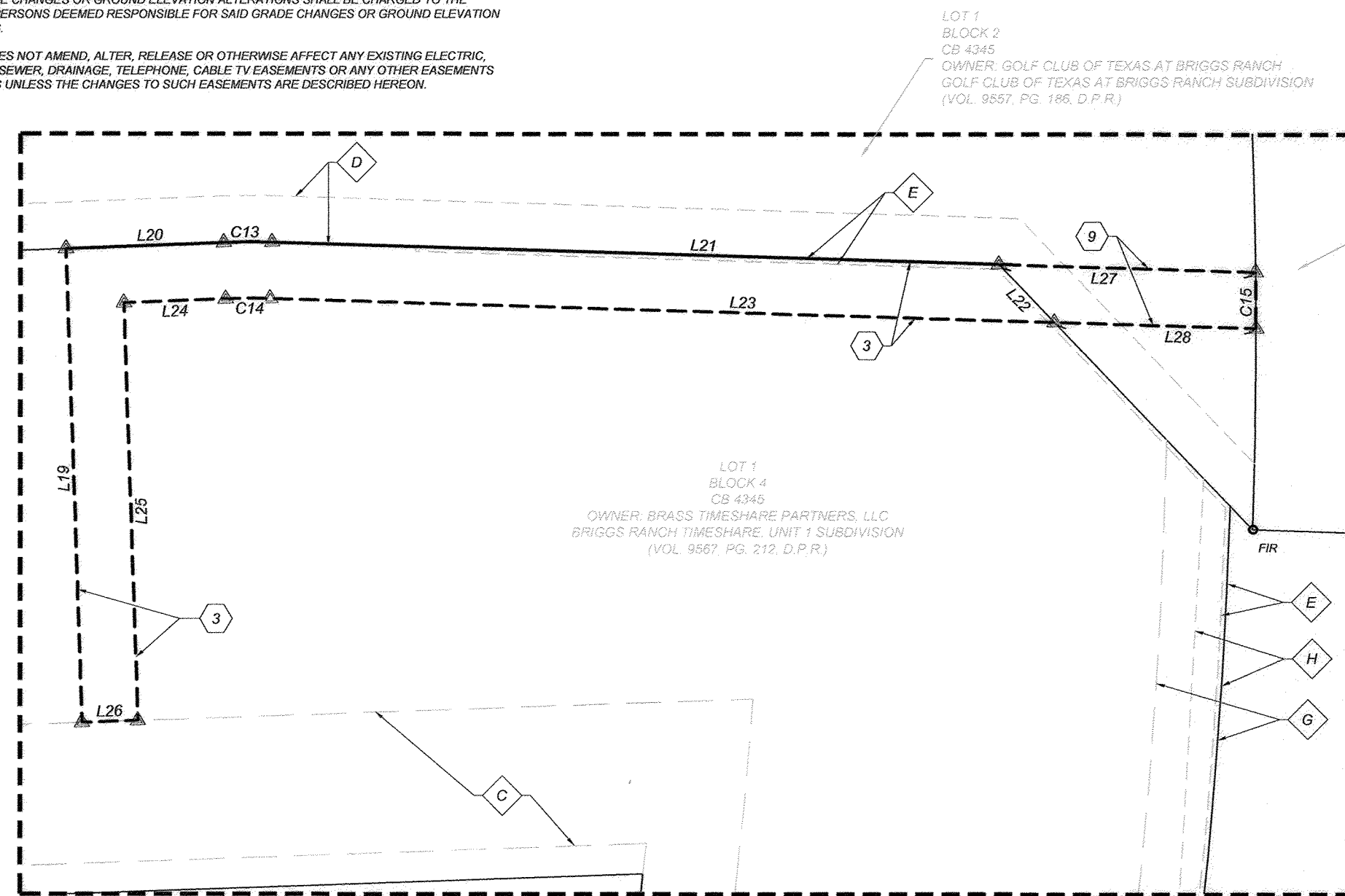
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- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID12).
- ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SAWS DEDICATION NOTE:

THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND/A CCEPTANCE BY THE SAN ANTONIO WATER SYSTEM

FIRE PROTECTION NOTE:

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



DETAIL "B"
SEE SHEET 1 OF 3
SCALE: 1" = 30'

RUSTLER'S TRAIL
LOT 131
TRAILS OF BRIGGS RANCH, UNIT-1 SUBDIVISION
(VOL. 9547, PG. 35-47, D.P.R.)
(PRIVATE STREET)

UNPLATTED
OWNER: BRIGGS RANCH, LTD.
(VOL. 7511, PG. 80-89, O.P.R.)

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

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 (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 J. 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 THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS 17th DAY OF June, A.D. 2021

SELESTE SALOMON
Notary Public, State of Texas
Comm. Expires 06-29-2021
Notary ID 131191299

SELESTE SALOMON
Notary Public, State of Texas
Comm. Expires 06-29-2021
Notary ID 131191299

