11f. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: CITY OF SAN ANTONIO

PURPOSE: 14' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT RECORDING DATE: JUNE 9 1999 RECORDING NO: VOLUME 8002, PAGE 1025, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.

AFFECTS: AS DESCRIBED THEREIN. (APPLIES-SHOWN. DOCUMENT DESCRIBES

ELECTRIC AND GAS ONLY. TELEPHONE AND CABLE TV NOT

g. 10 FOOT WIDE TELEPHONE EASEMENT AS RECORDED IN VOLUME 4311, PAGE 554, AND VOLUME 4568, PAGE 153, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS. (APPLIES-SHOWN)

. MEMORANDUM OF AGREEMENT AS TO A SANITARY SEWER EASEMENT GRANTED TO BRIGGS RANCH, LTD AND BRIGGS RANCH GOLF CLUB, LLC, DATED EFFECTIVE NOVEMBER 6, 2006, RECORDED IN VOLUME 12521, PAGE 593, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS. (DOES NOT APPLY)

NOTICE BY THE EDWARDS AQUIFER AUTHORITY OF SUSPECTED ABANDONED OR DETERIORATED WELL ON REAL PROPERTY, DATED DECEMBER 12, 2008, RECORDED IN VOLUME 13794, PAGE 992, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS. (MAY APPLY-NO EVIDENCE LOCATED)

EASEMENT AGREEMENT, DATED EFFECTIVE NOVEMBER 30, 2011, RECORDED IN VOLUME 15246, PAGE 887, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND AS DEPICTED ON THE PLAT RECORDED IN VOLUME 9649, PAGE 132, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS. (APPLIES-SHOWN)

DRAINAGE EASEMENT AGREEMENT, DATED EFFECTIVE NOVEMBER 30, 2011, RECORDED IN VOLUME 15246, PAGE 912, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND AS DEPICTIED ON THE PLAT RECORDED IN VOLUME 9649, PAGE 132, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS. (APPLIES-SHOWN)

WATER UTILITY AND SERVICES EASEMENT, DATED NOVEMBER 22, 2011, RECORDED IN VOLUME 15284, PAGE 391, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS. (APPLIES-SHOWN)

m. INTENTIONALLY DELETED.

n. INTENTIONALLY DELETED

o. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: BEXAR METROPOLITAN WATER DISTRICT PURPOSE: WATER PIPELINE EASEMENT RECORDING DATE: DECEMBER 27, 2011 RECORDING NO: VOLUME 15284, PAGE 420, REAL PROPERTY RECORDS,

BEXAR COUNTY, TEXAS. AFFECTS: AS DESCRIBED THEREIN. (APPLIES-SHOWN)

. INTENTIONALLY DELETED.

. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, ÀS GRANTED IN A DOCUMENT: GRANTED TO: CITY OF SAN ANTONIC

PURPOSE: SANITARY SEWER EASEMENT RECORDING DATE: MARCH 21, 1989

RECORDING NO: VOLUME 4527, PAGE 1637, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS. AS DESCRIBED THEREIN. (APPLIES-SHOWN)

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: CITY OF SAN ANTONIO PURPOSE: SEWER AND RECYCLE WATER EASEMENT

RECORDING DATE: AUGUST 5, 1999 RECORDING NO: VOLUME 8081, PAGE 218, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS. AFFECTS: AS DESCRIBED THEREIN. (DOES NOT APPLY)

INTENTIONALLY DELETED.

PETITION FOR THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT TO BE NAMED THE BRIGGS RANCH SPECIAL IMPROVEMENT DISTRICT AS DESCRIBED IN INSTRUMENT FILED DECEMBER 3, 2019 AND RECORDED IN DOCUMENT NUMBER 20190244805, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS. (APPLIES-NOT PLOTTABLE)

INSTRUMENT FILED JANUARY 13, 2021 AND RECORDED IN DOCUMENT NUMBER 20210009646, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS. (APPLIES-NOT PLOTTABLE)

v. DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF SAN ANTONIO AND CONVERGENCE BRASS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FOR THE PURPOSE(S) PROVIDED IN INSTRUMENT FILED JANUARY 21, 2021 RECORDED IN DOCUMENT NUMBER 20210016779, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS. (APPLIES-NOT PLOTTABLE)

w. INDEMNITY AGREEMENT RECORDED IN VOLUME 10015, PAGE 386, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS. (APPLIES)

x. INTEREST IN AND TO ALL COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, AND ALL RIGHTS INCIDENT THERETO, CONTAINED IN INSTRUMENT RECORDED OCTOBER 10, 1946 AT VOLUME 2247, PAGE 287, DEED RECORDS, BEXAR COUNTY, TEXAS. OF THE OFFICIAL RECORDS OF COUNTY, TEXAS. REFERENCE TO WHICH INSTRUMENT IS HERE MADE FOR PARTICULARS. NO FURTHER SEARCH OF TITLE HAS BEEN MADE AS TO THE INTEREST(S) EVIDENCED BY THIS INSTRUMENT, AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S). (SEE NOTE 6)

1/3RD OF ALL THE OIL, GAS AND OTHER MINERALS. THE ROYALTIES. BONUSES. RENTALS. AND ALL OTHER RIGHTS IN CONNECTION WITH THE SAME ARE EXCEPTED HEREFROM, AS SET FORTH IN INSTRUMENT RECORDED VOLUME 7516, PAGE 225, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS. (SEE NOTE 6)

SEVERANCE OF WATER RIGHTS BY PERMIT TO WITHDRAW GROUNDWATER GRANTED TO SAN ANTONIO WATER SYSTEM AS DESCRIBED IN INSTRUMENT FILED DECEMBER 15, 2009 AND RECORDED IN VOLUME 12, PAGE 27, WATER PERMIT RECORDS, BEXAR COUNTY, TEXAS. (MAY APPLY-NO EXHIBIT PROVIDED)

aa. SEVERANCE OF WATER RIGHTS BY PERMIT TO WITHDRAW GROUNDWATER GRANTED TO HANA GOLF LLC AS DESCRIBED IN INSTRUMENT FILED AUGUST 10. 2017 AND RECORDED IN VOLUME 13, PAGE 905, WATER PERMIT RECORDS, BEXAR COUNTY, TEXAS. (DOES NOT APPLY) ab. SEVERANCE OF WATER RIGHTS BY WARRANTY WATER DEED, BILL OF SALE AND

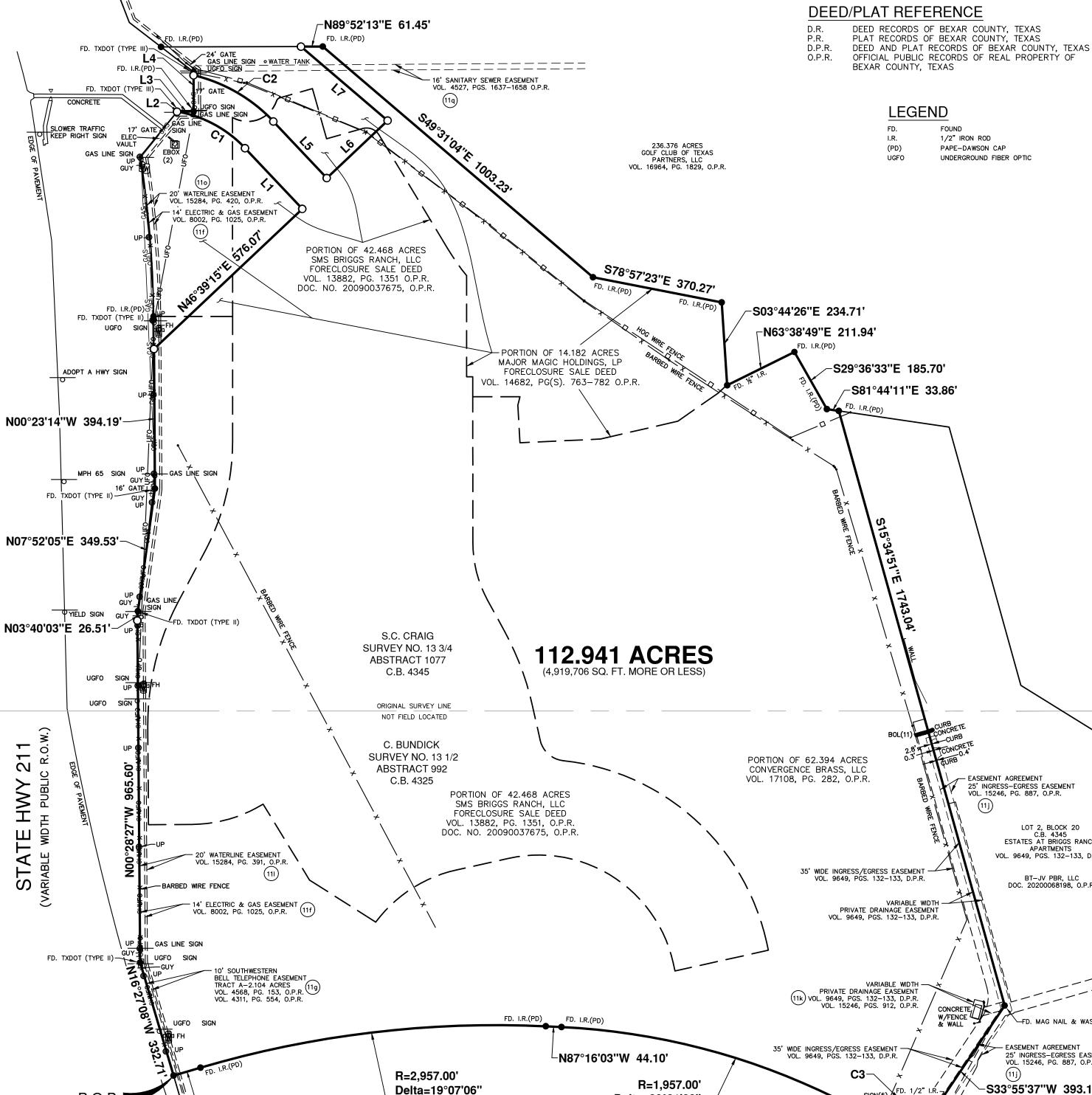
ASSIGNMENT OF PERMIT TO SAN ANTONIO WATER SYSTEM AS DESCRIBED IN INSTRUMENT FILED DECEMBER 17, 2009 AND RECORDED IN VOLUME 14298, PAGE 32, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS. (APPLIES-NOT

ac. SEVERANCE OF WATER RIGHTS BY PERMIT TO WITHDRAW GROUNDWATER GRANTED TO THE GOLF CLUBS OF TEXAS, LLC, AS DESCRIBED IN INSTRUMENT FILED NOVEMBER 12, 2010 AND RECORDED IN VOLUME 12, PAGE 549, WATER PERMIT RECORDS, BEXAR COUNTY, TEXAS. (DOES NOT APPLY)

ad. SEVERANCE OF WATER RIGHTS BY PERMITS TO WITHDRAW GROUNDWATER GRANTED TO BUEHLER GOLF, INC., AS DESCRIBED IN INSTRUMENT FILED OCTOBER 10, 2008 AND RECORDED IN VOLUME 9, PAGE 157, WATER PERMIT RECORDS, BEXAR COUNTY, TEXAS (DOES NOT APPLY), GRANTED TO LINDA GRIMSINGER KEILMAN AS DESCRIBED IN INSTRUMENT FILED OCTOBER 22, 2008 AND RECORDED IN VOLUME 10, PAGE 530, WATER PERMIT RECORDS, BEXAR COUNTY, TEXAS (APPLIES), GRANTED TO WILLIAM L. AND MARY L. LAUGHINGHOUSE, AS DESCRIBED IN INSTRUMENT FILED OCTOBER 23, 2008 AND RECORDED IN VOLUME 10, PAGE 754, WATER PERMIT RECORDS, BEXAR COUNTY, TEXAS (APPLIES), AND GRANTED TO RON AND BETH RENFRO AS DESCRIBED IN INSTRUMENT FILED OCTOBER 14, 2016 AND RECORDED IN VOLUME 13, PAGE 823, WATER PERMIT RECORDS, BEXAR COUNTY, TEXAS (MAY APPLY-NO PROPERTY SPECIFIED IN DOCUMENT).

de. SEVERANCE OF WATER RIGHTS BY SPECIAL WARRANTY WATER DEED, BILL OF SALE AND ASSIGNMENT OF PERMIT RIGHTS GRANTED TO POMPILIO L. ALFARO AND WIFE, CARIDAD A. ALFARO AS DESCRIBED IN INSTRUMENT FILED JUNE 9, 2004 AND RECORDED IN VOLUME 10792, PAGE 373, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS (APPLIES), GRANTED TO DAVID FILLINGER AND WIFE HOLLI FILLINGER AS DESCRIBED IN INSTRUMENT FILED. JUNE 15 2004 AND RECORDED IN VOLUME 10800, PAGE 801, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS (APPLIES), GRANTED TO LARRY RHEINLAENDER AS DESCRIBED IN INSTRUMENT FILED NOVEMBER 12, 2004 AND RECORDED IN VOLUME 11075, PAGE 2378, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS (APPLIES), AND GRANTED TO MARTY GRIFFITH AS DESCRIBED IN INSTRUMENT FILED JUNE 11, 2014 AND RECORDED IN VOLUME 16718, PAGE 1734, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS (MAY APPLY-NO PROPERTY SPECIFIED IN DOCUMENT).

af. THE COMPANY'S LIABILITY HEREIN SHALL NOT EXTEND TO COVER ANY CLAIMS OF OWNERSHIP FROM NEIGHBORING PROPERTY OWNERS OF LANDS LOCATED BETWEEN THE PROPERTY BOUNDARY LINES AND THE EXISTING BARBED WIRE AND HOG WIRE FENCES AS SHOWN HEREON.



LINE LEGEND — x — — x — — x — BARBED WIRE FENCE — - - - HOG WIRE FENCE — GAS———— GAS———— GAS LINE — они——— они——— oни——— OVERHEAD UTILITY SYMBOL LEGEND COMMUNICATION, TELEPHONE, CABLE MANHOLE  $\bowtie$ COMMUNICATION, TELEPHONE, CABLE VAULT ☐ EBOX ELECTRIC BOX ₩. FIRE HYDRANT GATE → GUY GUY ANCHOR SIGN SANITARY SEWER MANHOLE UP UTILITY POLE 25' INGRESS-EGRESS EASEMENT VOL. 15246, PG. 887, O.P.R. WATER VALVE SET 1/2" I.R.(PD) LOT 2, BLOCK 20 C.B. 4345 ESTATES AT BRIGGS RANCH VOL. 9649, PGS. 132-133, D.P.R. BT-JV PBR, LLC DOC. 20200068198, O.P.R. LINE BEARING LENGTH L2 N39\*21'45"E L3 S89°53'53"E 45.47' L4 N00°09'35"W 101.11 L5 S43°20'45"E 219.63' L6 N46°39'15"E 236.41' ─FD. MAG NAIL & WASHER (PD) EASEMENT AGREEMEN VOL. 15246, PG. 887, O.P.R. −S33°55'37''W 393.16' -FD. I.R.(MBC) R=18.00' Delta=31°14'09' MANSIONS BLFS CB=N09°33'12"W-CD=9.69'

L7 N49°31'04"W 321.68' CURVE TABLE CURVE RADIUS DELTA CHORD BEARING CHORD LENGTH C1 345.00' 36'49'30" N61'45'30"W 217.94' 221.74' C2 | 455.00' | 33°15'20" | S59°58'25"E | 260.40' | 264.09' C3 | 55.00' | 243°58'16" | S64°04'29"W | 93.30' | 234.20'

LINE TABLE

L1 N43°20'45"W 235.62'

BEXAR

COUNTY

THE HWY

**LOCATION MAP** 

SCALE: 1"= 200'

METES AND BOUNDS DESCRIPTION

A 112.941 ACRE, OR 4,919,706 SQUARE FEET MORE OR LESS, TRACT OF LAND OUT OF THAT 14.182 ACRE TRACT DESCRIBED IN DEED TO MAJOR MAGIC HOLDINGS LP, RECORDED IN VOLUME 14682, PAGES 763-782 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, A 42.468 ACRE TRACT DESCRIBED IN DEED TO SMS BRIGGS RANCH. LLC. RECORDED IN VOLUME 13882. PAGE 1351 AND DOCUMENT NO. 20090037675. BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND A 62.394 ACRE TRACT DESCRIBED IN DEED TO CONVERGENCE BRASS, LLC. RECORDED IN VOLUME 17108, PAGE 282 OF THI OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE S. C. CRAIG SURVEY NO. 13-3/4. ABSTRACT 1077, COUNTY BLOCK 4345 AND THE C. BUNDICK SURVEY NO. 13-1/2. ABSTRACT 992. COUNTY BLOCK 4325. BOTH IN BEXAR COUNTY, TEXAS. SAID 112.941 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00:

BEGINNING: AT A FOUND 1/2 INCH IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" ON THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 211. A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY. AT THE SOUTHWEST CORNER OF SAID 62.394 ACRE TRACT, THE NORTHWEST CORNER OF A 40.00 ACRE TRACT OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 17797, PAGE 2223 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS:

THENCE: ALONG AND WITH THE EAST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 211, THE WEST LINE OF SAID 62.394 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

N 16°27'08" W, A DISTANCE OF 332.71 FEET TO A FOUND TXDOT TYPE II

RIGHT-OF-WAY MONUMENT:

N 00°28'27" W, A DISTANCE OF 965.60 FEET TO A SET 1/2 INCH IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON"; N 03°40'03" E, A DISTANCE OF 26.51 FEET TO A FOUND TXDOT TYPE II

**RIGHT-OF-WAY MONUMENT** 

N 07°52'05" E, A DISTANCE OF 349.53 FEET TO A FOUND TXDOT TYPE II THENCE: DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY RIGHT-OF-WAY MONUMENT N 00°23'14" W, A DISTANCE OF 394.19 FEET TO A SET 1/2 INCH IRON ROD

WITH YELLOW CAP MARKED "PAPE-DAWSON"; THENCE: DEPARTING THE EAST RIGHT-OF WAY LINE OF SAID STATE HIGHWAY 211, THE WEST LINE OF SAID 62.394 ACRE TRACT, OVER AND ACROSS SAID 62.394 ACRE TRACT AND SAID 14.182 ACRE TRACT, THE

FOLLOWING COURSES AND DISTANCES:

N 46°39'15" E, A DISTANCE OF 576.07 FEET TO A SET 1/2 INCH IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" N 43°20'45" W, A DISTANCE OF 235.62 FEET TO A SET 1/2 INCH IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON";

NORTHWESTERLY, ALONG A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 345.00 FEET, A CENTRAL ANGLE OF 36°49'30", A CHORD BEARING AND DISTANCE OF N 61°45'30" W, 217.94 FEET. FOR AN ARC LENGTH OF 221.74 FEET TO A SET 1/2 INCH IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" ON THE EAST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 211, THE WEST LINE OF SAID 14.182 ACRE TRACT;

THENCE: ALONG THE EAST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 211, THE WEST LINE OF SAID 14.182 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

WITH YELLOW CAP MARKED "PAPE-DAWSON";

N 39°21'45" E, A DISTANCE OF 2.13 FEET TO A FOUND TXDOT TYPE III RIGHT-OF-WAY MONUMENT; S 89°53'53" E, A DISTANCE OF 45.47 FEET TO A FOUND 1/2 INCH IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON";

N 00°09'35" W, A DISTANCE OF 101.11 FEET TO A SET 1/2 INCH IRON ROD

N 89°52'13" E, A DISTANCE OF 61.45 FEET TO A FOUND 1/2 INCH IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON"; S 49°31'04" E. A DISTANCE OF 1003.23 FEET TO A FOUND 1/2 INCH IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON";

S 78°57'23" E. A DISTANCE OF 370.27 FEET TO A FOUND 1/2 INCH IRON

211, THE WEST LINE OF SAID 14.182 ACRE TRACT, OVER AND ACROSS

SAID 14.182 ACRE TRACT AND SAID 42.468 ACRE TRACT, THE

ALONG A NON-TANGENT CURVE TO THE RIGHT. SAID CURVE HAVING A

RADIUS OF 455.00 FEET, A CENTRAL ANGLE OF 33°15'20", A CHORD

BEARING AND DISTANCE OF S 59°58'25" E, 260.40 FEET, FOR AN ARC

LENGTH OF 264.09 FEET TO A SET 1/2 INCH IRON ROD WITH YELLOW

S 43°20'45" E, A DISTANCE OF 219.63 FEET TO A SET 1/2 INCH IRON ROD

N 46°39'15" E, A DISTANCE OF 236.41 FEET TO A SET 1/2 INCH IRON ROD

N 49°31'04" W, A DISTANCE OF 321.68 FEET TO A SET 1/2 INCH IRON ROD

WITH YELLOW CAP MARKED "PAPE-DAWSON" ON THE NORTH LINE OF

SAID 14.182 ACRE TRACT, THE SOUTHWEST LINE OF A 236.376 ACRE

PAGE 1829 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY,

SAID 236.376 ACRE TRACT, THE FOLLOWING COURSES AND

TRACT OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 16964.

THENCE: ALONG THE COMMON LINE BETWEEN SAID 14.182 ACRE TRACT AND

FOLLOWING COURSES AND DISTANCES:

WITH YELLOW CAP MARKED "PAPE-DAWSON";

WITH YELLOW CAP MARKED "PAPE-DAWSON";

ROD WITH YELLOW CAP MARKED "PAPE-DAWSON";

CAP MARKED "PAPE-DAWSON":

S 03°44'26" E, A DISTANCE OF 234.71 FEET TO A FOUND 1/2 INCH IRON ROD ON THE NORTH LINE OF SAID 62.394 ACRE TRACT, AT THE SOUTHEAST CORNER OF SAID 14.182 ACRE TRACT; THENCE: ALONG THE COMMON LINE BETWEEN SAID 62.394 ACRE TRACT AND

-S73°36'51''W 79.18'

SAID 236.376 ACRE TRACT, THE FOLLOWING COURSES AND N 63°38'49" E, A DISTANCE OF 211.94 FEET TO A FOUND 1/2 INCH IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON"

-CB=S83°10'24"W

CD=982.12'

L=986.69'

S 29°36'33" E, A DISTANCE OF 185.70 FEET TO A FOUND 1/2 INCH IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" S 81°44'11" E, A DISTANCE OF 33.86 FEET TO A FOUND 1/2 INCH IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" AT A NORTHEAST

LOT 2, BLOCK 20, COUNTY BLOCK 4345 OF THE ESTATES AT BRIGGS RANCH APARTMENTS RECORDED IN VOLUME 9649, PAGES 132-133 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS; THENCE: DEPARTING THE SOUTHWEST LINE OF SAID 236.376 ACRE TRACT, ALONG THE COMMON LINE BETWEEN SAID LOT 2 AND SAID 62.394 ACRE

CORNER OF SAID 62.394 ACRE TRACT. THE NORTHWEST CORNER OF

TRACT, THE FOLLOWING COURSES AND DISTANCES: S 15°34'51" E, A DISTANCE OF 1743.04 FEET TO A FOUND MAG NAIL AND WASHER MARKED " PAPE-DAWSON"

THENCE: DEPARTING THE WEST LINE OF SAID LOT 2, ALONG THE NORTHEAST

S 33°55'37" W, A DISTANCE OF 393.16 FEET TO A FOUND IRON ROD WITH CAP MARKED " MBC"ON THE NORTHEAST RIGHT-OF-WAY LINE OF MANSIONS BLFS, A VARIABLE WIDTH RIGHT-OF-WAY, ESTABLISHED IN SAID ESTATES AT BRIGGS RANCH APARTMENTS:

RIGHT-OF-WAY LINE OF SAID MANSIONS BLFS, THE SOUTH LINE OF

SAID 62.394 ACRE TRACT. THE FOLLOWING COURSES AND DISTANCES:

CURVE HAVING A RADIUS OF 55.00 FEET. A CENTRAL ANGLE OF 243°58'16", A CHORD BEARING AND DISTANCE OF S 64°04'29" W, 93.30 FEET, FOR AN ARC LENGTH OF 234.20 FEET TO A SET 1/2 INCH IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" ON THE NORTH LINE OF SAID 40.00 ACRE TRACT: THENCE: ALONG THE COMMON LINE BETWEEN SAID 62.394 ACRE TRACT AND

NORTHWESTERLY, ALONG A NON-TANGENT CURVE TO THE RIGHT

SAID CURVE HAVING A RADIUS OF 18.00 FEET, A CENTRAL ANGLE OF

31°14'09", A CHORD BEARING AND DISTANCE OF N 09°33'12" W, 9.69

FEET, FOR AN ARC LENGTH OF 9.81 FEET TO A FOUND 1/2 INCH IRON

SOUTHWESTERLY, ALONG A NON-TANGENT CURVE TO THE LEFT, SAID

Delta=29°21'23"

CB=N72°35'21"W

CD=991.77'

L=1002.70'

40.00 ACRES

VOL. 17797, PG. 2223, O.P.R.

SAID 40.00 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES: NORTHWESTERLY, ALONG A COMPOUND CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1957.00 FEET, A CENTRAL ANGLE OF 29°21'23". A CHORD BEARING AND DISTANCE OF N 72°35'21" W. 991.77 FEET. FOR AN ARC LENGTH OF 1002.70 FEET TO A FOUND 1/2 INCH IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON";

L=9.81

N 87°16'03" W. A DISTANCE OF 44.10 FEET TO A FOUND 1/2 INCH IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON"; SOUTHWESTERLY, ALONG A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 2957.00 FEET. A CENTRAL ANGLE OF 19°07'06", A CHORD BEARING AND DISTANCE OF S 83°10'24" W, 982.12

FEET. FOR AN ARC LENGTH OF 986.69 FEET TO A FOUND 1/2 INCH IRON

ROD WITH YELLOW CAP MARKED "PAPE-DAWSON"; S 73°36'51" W, A DISTANCE OF 79.18 FEET TO THE POINT OF BEGINNING AND CONTAINING 112.941 ACRES IN BEXAR COUNTY, TEXAS.

TO: PULTE HOMES OF TEXAS, LP. CONVERGENCE BRASS. LLC. A DELAWARE LIMITED LIABILITY COMPANY, AS THEIR INTEREST MAY APPEAR, MAJOR MAGIC HOLDINGS, L.P., AS THEIR INTEREST MAY APPEAR, SMA BRIGGS RANCH LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS THEIR INTEREST MAY APPEAR, CHICAGO TITLE OF TEXAS, LLC AND CHICAGO TITLE INSURANCE COMPANY

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.

THE FIELD WORK WAS COMPLETED ON FEBRUARY 13, 2021

(VARIABLE WIDTH R.O.W.)

(VOL. 9649, PGS. 132–133 D.P.R.)

DATE OF MAP OR PLAT: AUGUST 4, 2021

RED PROFESSIONAL LAND SURVEYOR NO. 4999 BUCHANAN @ PAPE-DAWSON.COM

G. E. BUCHANAN 4999

12361-00 AUGUST 2021 HECKED GEB DRAWN S IVIL JOB NO.

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