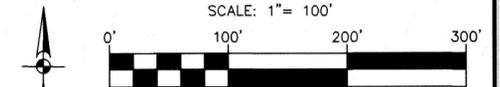


PLAT NO. 21-11800283
SUBDIVISION PLAT
OF
BORALIS TRACT - UNIT 1, PHASE 1

BEING A TOTAL OF 23,700 ACRES TRACT OF LAND, ESTABLISHING LOTS 1-49, 901, 902 & 903, BLOCK 1, LOTS 1-7, 16-27, 901, BLOCK 3, LOTS 1-37, 901, BLOCK 4, LOTS 1-5, 13-14, BLOCK 5, LOTS 1-12, BLOCK 6, NEW CITY BLOCK 10780, OUT OF THE 89,251 ACRE TRACT OF LAND CONVEYED UNTO TBD LAND HOLDINGS, LTD. BY DEED RECORDED IN DOCUMENT NUMBER 20200280543, AND 0.571 ACRE OFF SITE EASEMENT LOCATED ON A 52,5217 ACRE TRACT RECORDED IN DOCUMENT NUMBER 20190165073 AND LOCATED ON A 51,533 ACRE TRACT RECORDED IN DOCUMENT NUMBER 20190165074, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE NOPOMUCINO MONTOYA SURVEY NUMBER 21, ABSTRACT 469, IN NEW CITY BLOCK 10780, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TDBE FIRM REGISTRATION #470 | TDBLS FIRM REGISTRATION #10028900

DATE OF PREPARATION: October 20, 2021

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: ANDREW BRITTINGHAM
BORALIS USA, INC.
8026 VANTAGE DR, SUITE 201A
SAN ANTONIO, TEXAS 78230

STATE OF TEXAS
COUNTY OF WEBB

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ANDREW BRITTINGHAM 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 21st DAY OF October, A.D. 20 21.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS
STATE OF TEXAS
COUNTY OF WEBB

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: ANDREW BRITTINGHAM
TDB LAND HOLDINGS, LTD
5810 SAN BERNARDO AVE, SUITE 102
LAREDO, TEXAS 78041

STATE OF TEXAS
COUNTY OF WEBB

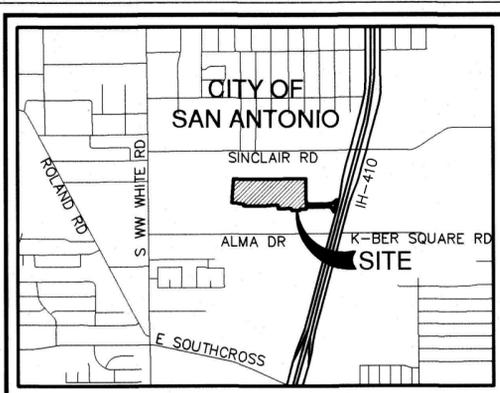
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ANDREW BRITTINGHAM KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21st DAY OF October, A.D. 20 21.

NOTARY PUBLIC, WEBB COUNTY, TEXAS
THIS PLAT OF BORALIS TRACT - UNIT 1, PHASE 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



LOCATION MAP NOT-TO-SCALE

CPS/SAWS/COSA UTILITY:
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) - 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" WHICH ENCOMPASS ALL ADJACENT AREAS FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, 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 SAWS 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 ENDOANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
2. ANY CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES REQUIRED BY 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.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

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 WASTEWATER SERVICE CONNECTION.

SAWS WASTEWATER EDU:
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.

EASEMENTS FOR FLOODPLAINS:
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 48029C0420G, 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 ANTONIO OR BEXAR COUNTY.

RESIDENTIAL FINISHED FLOOR
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

DRAINAGE EASEMENT ENCROACHMENTS:
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 EASEMENTS AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI OR DIRECTOR OF PUBLIC WORKS, THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

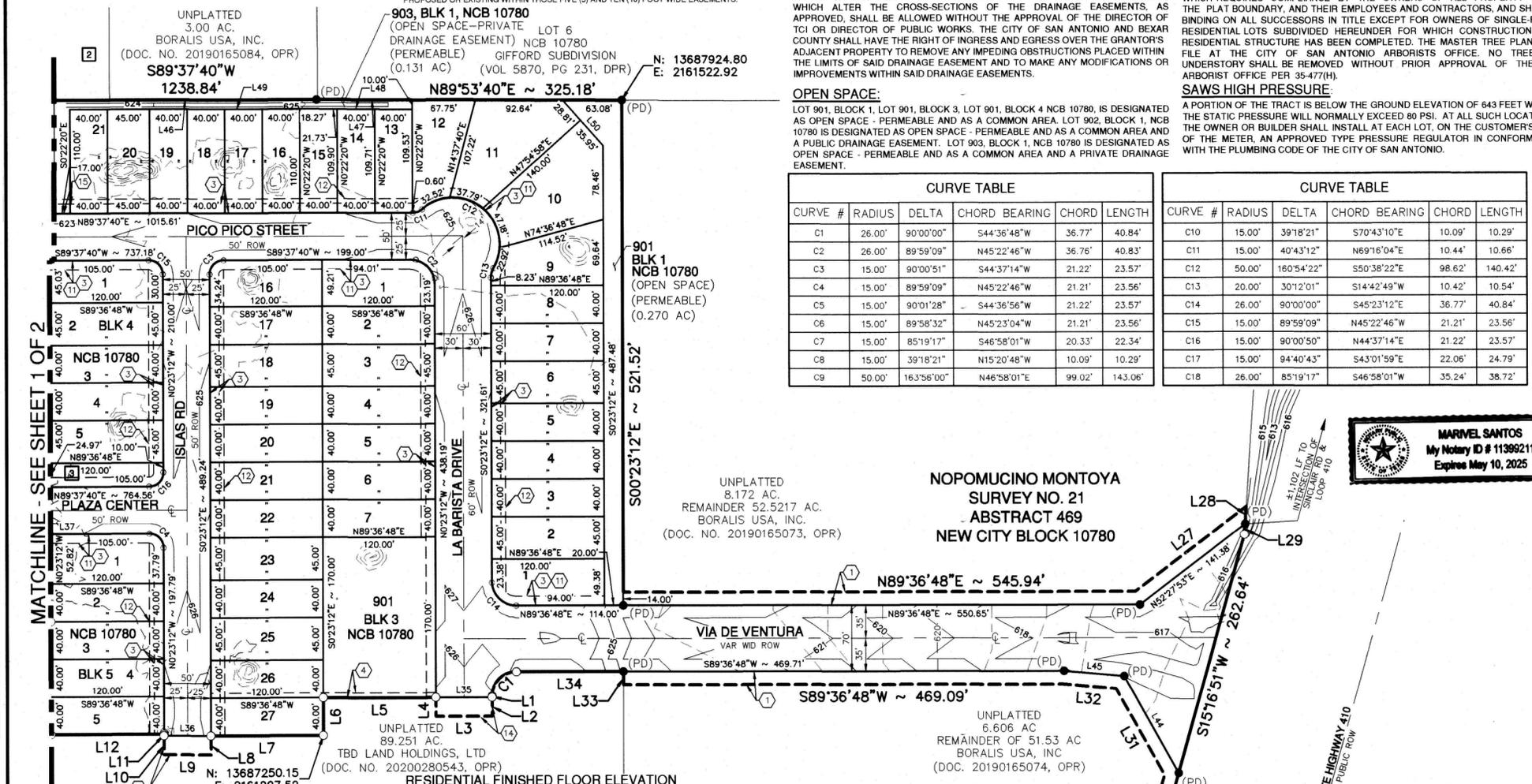
OPEN SPACE:
LOT 901, BLOCK 1, LOT 901, BLOCK 3, LOT 901, BLOCK 4 NCB 10780, IS DESIGNATED AS OPEN SPACE - PERMEABLE AND AS A COMMON AREA. LOT 902, BLOCK 1, NCB 10780 IS DESIGNATED AS OPEN SPACE - PERMEABLE AND AS A COMMON AREA AND A PUBLIC DRAINAGE EASEMENT. LOT 903, BLOCK 1, NCB 10780 IS DESIGNATED AS OPEN SPACE - PERMEABLE AND AS A COMMON AREA AND A PRIVATE DRAINAGE EASEMENT.

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	26.00'	90°00'00"	S44°36'48"W	36.77'	40.84'
C2	26.00'	89°59'09"	N45°22'46"W	36.76'	40.83'
C3	15.00'	90°00'51"	S44°37'14"W	21.22'	23.57'
C4	15.00'	89°59'09"	N45°22'46"W	21.21'	23.56'
C5	15.00'	90°01'28"	S44°36'56"W	21.22'	23.57'
C6	15.00'	89°58'32"	N45°23'04"W	21.21'	23.56'
C7	15.00'	85°19'17"	S46°58'01"W	20.33'	22.34'
C8	15.00'	39°18'21"	N15°20'48"W	10.09'	10.29'
C9	50.00'	16°35'00"	N46°58'01"E	99.02'	143.06'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C10	15.00'	39°18'21"	S70°43'10"E	10.09'	10.29'
C11	15.00'	40°43'12"	N69°16'04"E	10.44'	10.66'
C12	50.00'	160°54'22"	S50°38'22"E	98.62'	140.42'
C13	20.00'	30°12'01"	S14°42'49"W	10.42'	10.54'
C14	26.00'	90°00'00"	S45°23'12"E	36.77'	40.84'
C15	15.00'	89°59'09"	N45°22'46"W	21.21'	23.56'
C16	15.00'	90°00'50"	N44°37'14"E	21.22'	23.57'
C17	15.00'	94°40'43"	S43°01'59"E	22.06'	24.79'
C18	26.00'	85°19'17"	S46°58'01"W	35.24'	38.72'



TxDOT NOTES:
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL." THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM TOTAL OF ONE EXISTING ACCESS POINT ALONG LOOP 410, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 273.80.
3. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TxDOT.

RESIDENTIAL FINISHED FLOOR ELEVATION
RESIDENTIAL STRUCTURES ARE NOT ALLOWED WITHIN THE CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN. FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL STRUCTURES SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOR ELEVATION OF THE REGULATORY FLOODPLAIN (CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN). THE LOWEST ADJACENT GRADE SHALL BE AT OR ABOVE THE BASE FLOOR ELEVATION. PRE-CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO PERMIT APPROVAL, AND POST-CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO OCCUPANCY OF RESIDENTIAL BUILDINGS, AS DETERMINED BY THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO.

LINE TABLE

LINE #	BEARING	LENGTH
L1	S0°23'12"E	1.10'
L2	S0°23'12"E	20.00'
L3	S89°36'48"W	60.00'
L4	N0°23'12"W	20.00'
L5	S89°36'48"W	120.00'
L6	S0°23'12"E	40.00'
L7	S89°36'48"W	120.00'
L8	S0°23'12"E	20.00'
L9	S89°36'48"W	50.00'
L10	N0°23'12"W	20.00'
L11	N0°23'12"W	1.47'
L12	S89°36'48"W	120.00'
L13	N0°23'12"W	120.00'
L14	S89°36'48"W	119.98'
L15	S0°23'49"E	18.57'
L16	S0°23'49"E	20.00'
L17	S89°36'11"W	50.00'
L18	N0°23'49"W	20.00'
L19	S41°8'23"W	20.00'
L20	N86°29'06"W	17.00'
L21	S15°31'20"W	149.29'
L22	S89°36'11"W	16.64'
L23	N15°31'20"E	152.28'
L24	N86°29'06"W	17.00'
L25	N41°8'23"E	20.00'
L26	N41°8'23"E	23.00'
L27	N52°27'53"E	148.82'
L28	S3°25'16"W	18.54'
L29	S3°25'16"W	11.16'
L30	S89°36'11"W	14.54'
L31	N29°41'11"W	104.88'
L32	N85°19'23"W	56.43'
L33	N0°23'12"W	14.00'
L34	S89°36'48"W	114.00'
L35	S89°36'48"W	60.00'
L36	S89°36'48"W	50.00'
L37	S89°37'40"W	105.00'
L38	S89°37'40"W	104.99'
L39	S0°23'49"E	77.84'
L40	S89°36'11"W	50.00'
L41	N0°23'49"W	96.45'
L42	S41°8'23"W	98.00'
L43	N86°29'06"W	50.00'
L44	N29°41'11"W	118.06'
L45	N85°19'23"W	64.44'
L46	N89°37'40"E	280.29'
L47	N89°53'40"E	101.71'
L48	S89°53'40"W	101.74'
L49	S89°37'40"W	263.27'
L50	N42°05'02"W	64.76'
L51	N89°37'40"E	50.96'

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.

Curtis E. Lee 10-22-21
LICENSED PROFESSIONAL ENGINEER

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 ENGINEERS AND LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

Eric J. Snell 10-22-21
REGISTERED PROFESSIONAL LAND SURVEYOR

