

FINAL PLAT OF THE  
MAYFAIR - PARCEL EA-3,  
LOTS 1R, 2R & 3, BLOCK 81  
BEING A REPLAT OF MAYFAIR - PARCEL EA-3, LOTS 1 & 2,  
BLOCK 81, AS RECORDED IN DOCUMENT NO. 202306002618  
OF THE PLAT RECORDS OF COMAL COUNTY, TEXAS, IN  
THE ANTONIO M. ESNAURIZAR SURVEY, ABSTRACT 98,  
COMAL COUNTY, TEXAS

FLOOD ZONE NOTE:

1. ACCORDING TO MAP COMMUNITY PANEL NO. 4854630295F, MAP NO. 48091C0295F, EFFECTIVE DATE: SEPTEMBER 2, 2009 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UN-SHADED) WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN," COMMONLY KNOWN AS THE 500-YEAR FLOODPLAIN. ZONE "X" (UN-SHADED) IS OUTSIDE OF ANY FEMA ESTABLISHED FLOOD HAZARD ZONE. ALL ZONE DELINEATIONS SHOWN HEREON ARE APPROXIMATE. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE ANY LIABILITY ON THE PART OF KIMLEY-HORN OR THE UNDERSIGNED.

PLAT NOTES:

- THIS SUBDIVISION IS LOCATED IN THE COMAL INDEPENDENT SCHOOL DISTRICT.
- THIS SUBDIVISION IS NOT LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE OR THE CONTRIBUTING ZONE.
- FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS, AND OTHER PUBLIC SPACES) OF THE CITY OF NEW BRAUNFELS CODE OF ORDINANCES.
- MAINTENANCE OF DEDICATED DRAINAGE EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
- NO STRUCTURES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING, FENCES, OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS SECTIONS OF THE DRAINAGE EASEMENTS OR DECREASE THE HYDRAULIC CAPACITY OF THE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER. THE CITY OF NEW BRAUNFELS AND THE COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACE WITH THE LIMITS OF THE SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- ALL LOTS MEET THE REQUIRED MINIMUM SQUARE FOOTAGES ACCORDING TO ZONING ORDINANCE.
- FOR NEW CONSTRUCTION, THE FINISHED FLOOR OF ALL LOTS MUST BE A MINIMUM OF TEN (10) INCHES ABOVE FINAL ADJACENT GRADE AND THE LOT GRADED IN ACCORDANCE WITH THE APPROVED GRADING PLAN.
- PER SEC. 2.5 OF THE NEW BRAUNFELS DRAINAGE AND EROSION CONTROL CRITERIA MANUAL, DEVELOPMENT ADJACENT TO STORMWATER CONVEYANCE STRUCTURES MUST BE ELEVATED 12 INCHES ABOVE THE 100-YEAR WATER FLOW ELEVATION (IN THE CONVEYANCE STRUCTURE) TO THE SAME ELEVATION THAT A DEVELOPMENT ADJACENT TO A 100-YEAR FLOODPLAIN WOULD BE REQUIRED TO MEET.
- NBU WILL ONLY SERVE WATER OR WASTEWATER TO A PLATTED LOT ONLY IF THE DEVELOPER AND LANDOWNERS COMPLY WITH THEIR OBLIGATIONS OUTLINED WITHIN THE UTILITY COST SHARING AGREEMENT SOUTHSTAR AT MAYFAIR, LLC.
- THIS SUBDIVISION CONTAINS 1 BLOCK AND 3 LOTS.

NBU NOTES:

- MAINTENANCE OF DEDICATED UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY USE OF AN EASEMENT, OR ANY PORTION OF IT, INCLUDING LANDSCAPING OR DRAINAGE FEATURES, IS SUBJECT TO AND SHALL NOT CONFLICT WITH THE TERMS AND CONDITIONS OF THE EASEMENT, MUST NOT ENDANGER OR INTERFERE WITH THE RIGHTS GRANTED BY THE EASEMENT TO NEW BRAUNFELS UTILITIES. IT SUCCESSORS AND ASSIGNS, AND SHALL BE SUBJECT TO APPLICABLE PERMIT REQUIREMENTS OF THE CITY OF NEW BRAUNFELS OR ANY GOVERNING BODY. THE PROPERTY OWNER MUST OBTAIN, IN ADVANCE, WRITTEN AGREEMENT WITH THE UTILITIES TO UTILIZE THE EASEMENT OR ANY PART OF IT.
- UTILITIES WILL POSSESS A 5 FOOT WIDE SERVICE EASEMENT TO THE BUILDING STRUCTURES ALONG THE SERVICE LINE TO THE SERVICE ENTRANCE. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF BUILDING STRUCTURE.
- UTILITIES SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARD AND METER LOCATIONS SHALL NOT BE LOCATED WITHIN FENCED AREAS.
- EACH LOT MUST HAVE ITS OWN METER AND SEWER SERVICE AT THE OWNER'S/DEVELOPER'S EXPENSE.
- DO NOT COMBINE ANY NEW UTILITY EASEMENTS (UE) WITH DRAINAGE EASEMENTS (DE) OR MAKE CHANGES TO IN GRADE WITHIN THE UTILITY EASEMENTS WITHOUT WRITTEN APPROVAL FROM NEW BRAUNFELS UTILITIES.
- NEW BRAUNFELS UTILITIES IS NOT RESPONSIBLE FOR DAMAGES TO PROPERTY IMPROVEMENTS (I.E. LANDSCAPING, TREES, PAVEMENT, SIGNS, DRAINAGE STRUCTURE, PRIVATE UTILITIES, ETC.) THAT ARE PLACED IN ANY TYPE OF UTILITY EASEMENT. TO ENSURE NO CONFLICTS EXIST WITH UTILITY INFRASTRUCTURE IN THE EASEMENT, ALL SUCH IMPROVEMENTS PLACED IN ANY TYPE OF UTILITY EASEMENT MUST BE REVIEWED AND APPROVED THROUGH THE NEW BRAUNFELS UTILITIES EASEMENT ENCROACHMENT PROCESS. NEW BRAUNFELS UTILITIES DEVELOPMENT SERVICES FACILITATES THE EASEMENT ENCROACHMENT APPLICATION PROCESS.

SIDEWALK PLAT NOTES:

- FOUR (4) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED BY THE HOMEBUILDER PER CITY STANDARDS AT THE TIME OF BUILDING PERMIT ADJACENT TO GARLAND AVENUE.
- FOUR (4) FOOT WIDE SIDEWALKS ARE EXISTING ADJACENT TO GUTHRIE TRL.

SURVEYOR'S CERTIFICATION:

KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED MICHAEL A. MONTGOMERY II, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE UNDER MY SUPERVISION AND IN COMPLIANCE WITH CITY AND STATE SURVEY REGULATIONS AND LAWS AND MADE ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

*Michael A. Montgomery II*  
June 11, 2025  
MICHAEL A. MONTGOMERY II, R.P.L.S.  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6890



STATE OF TEXAS  
COUNTY OF COMAL

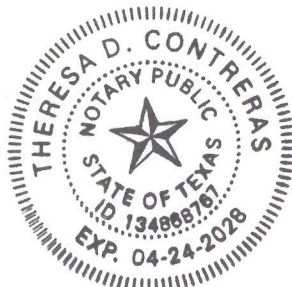
I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE MAYFAIR - PARCEL EA-3, LOTS 1R, 2R & 3, BLOCK 81 SUBDIVISION TO THE CITY OF NEW BRAUNFELS, COUNTY OF COMAL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

*Jim Vater*  
OWNER/DEVELOPER: JIM VATER  
SOUTHSTAR AT MAYFAIR DEVELOPER, LLC  
A TEXAS LIMITED LIABILITY COMPANY  
1118 VINTAGE WAY  
NEW BRAUNFELS, TX, 78132

STATE OF TEXAS  
COUNTY OF *Comal*

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS *11<sup>th</sup>* DAY OF *June*, 20*25*, BY *Theresa D. Contreras*.

*Theresa D. Contreras*  
NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES *4/24/28*



APPROVED THIS THE *6<sup>th</sup>* DAY OF *May*, 20*25*, BY THE CITY OF NEW BRAUNFELS, TEXAS.

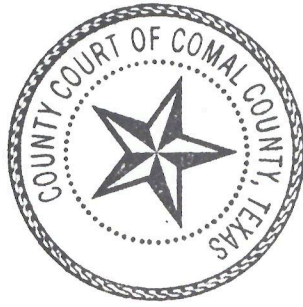
APPROVED FOR ACCEPTANCE:

*6/30/2025*  
DATE  
*6/16/2025*  
DATE

*Matthew J. Miniat*  
for PLANNING AND DEVELOPMENT SERVICES DIRECTOR  
*Comal*  
CITY ENGINEER

STATE OF TEXAS  
COUNTY OF COMAL

I, BOBBY KOEPP, DO CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN THE MAP AND PLAT RECORDS, DOC. NO. *202506020326* OF COMAL COUNTY ON THIS THE *1<sup>st</sup>* DAY OF *July*, 20*25*, AT *1:56* O'CLOCK *P*.M.  
WITNESS MY HAND AND OFFICIAL SEAL, THIS THE *1<sup>st</sup>* DAY OF *July*, 20*25*.



COUNTY CLERK, COMAL COUNTY, TEXAS  
BY: *Jessica Hester*, DEPUTY

Kimley»Horn

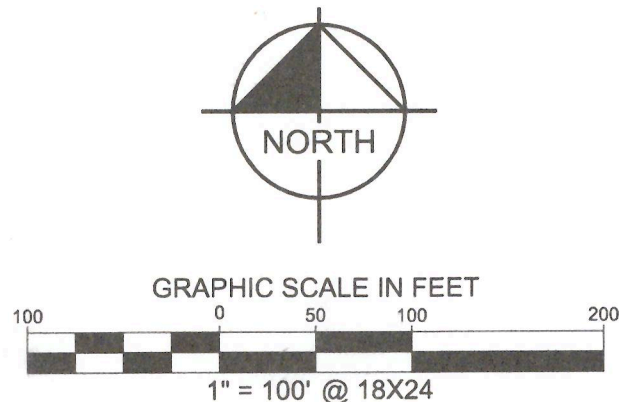
10814 JOLLYVILLE ROAD, CAMPUS IV SUITE 200, AUSTIN, TEXAS 78759 TEL. NO. (512) 418-1771  
WWW.KIMLEY-HORN.COM

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XXX-XXXX-XXXX.0APA

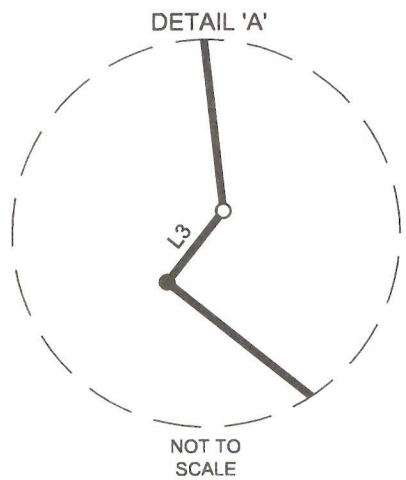
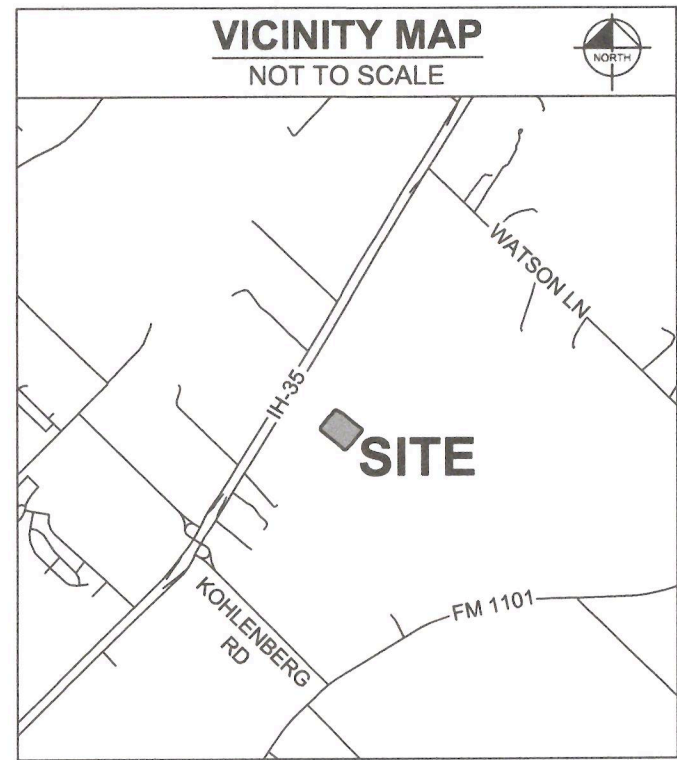
| SCALE | DRAWN BY | CHECKED BY | DATE      | PROJECT NO. | SHEET NO. |
|-------|----------|------------|-----------|-------------|-----------|
| N/A   | MSB      | MMII       | 6/11/2025 | 068800400   | 1 OF 2    |



#202506020326



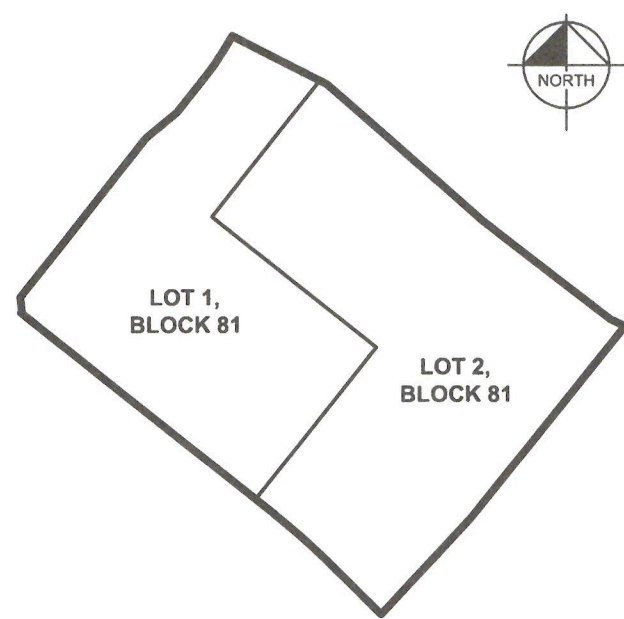
| BENCHMARKS                                                                                    |                                                                                                                                                                                                                                                |
|-----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| BM #100                                                                                       | MAG NAIL WITH WASHER STAMPED "KHA 100"<br>FOUND IN THE SIDEWALK ALONG THE WEST SIDE OF GUTHRIE TRAIL, ±47.5<br>FEET SOUTHWEST OF THE INTERSECTION OF GUTHRIE TRAIL AND<br>GARLAND AVENUE.<br>N: 13825201.66<br>E: 2270707.28<br>ELEV. = 719.57 |
| VERTICAL DATUM IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988<br>(NAVD '88), GEOID 18. |                                                                                                                                                                                                                                                |



FINAL PLAT OF THE  
MAYFAIR - PARCEL EA-3,  
LOTS 1R, 2R & 3, BLOCK 81  
BEING A REPLAT OF MAYFAIR - PARCEL EA-3, LOTS 1 & 2,  
BLOCK 81, AS RECORDED IN DOCUMENT NO. 202306002618  
OF THE PLAT RECORDS OF COMAL COUNTY, TEXAS, IN  
THE ANTONIO M. ESNAURIZAR SURVEY, ABSTRACT 98,  
COMAL COUNTY, TEXAS

EASEMENT LABELS

|     |                                                                |
|-----|----------------------------------------------------------------|
| (A) | ACCESS AND UTILITY EASEMENT<br>(HEREBY DEDICATED BY THIS PLAT) |
| (B) | UTILITY EASEMENT<br>(HEREBY DEDICATED BY THIS PLAT)            |
| (C) | UTILITY EASEMENT<br>(HEREBY DEDICATED BY THIS PLAT)            |
| (D) | UTILITY EASEMENT<br>(HEREBY DEDICATED BY THIS PLAT)            |
| (E) | DRAINAGE EASEMENT<br>(HEREBY DEDICATED BY THIS PLAT)           |
| (F) | DRAINAGE EASEMENT<br>(HEREBY DEDICATED BY THIS PLAT)           |
| (G) | DRAINAGE EASEMENT<br>(HEREBY DEDICATED BY THIS PLAT)           |
| (H) | DRAINAGE EASEMENT<br>(HEREBY DEDICATED BY THIS PLAT)           |



AREA BEING REPLATED  
BEING ALL OF LOTS 1 & 2, BLOCK 81, MAYFAIR PARCEL EA-3,  
PREVIOUSLY RECORDED IN DOCUMENT NO. 202306002618 OF  
THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

PURPOSE OF THE REPLAT: TO SUBDIVIDE LOTS 1 & 2 INTO  
THREE (3) LOTS TO ESTABLISH LOTS 1R, 2R & 3.

| CURVE TABLE |            |          |         |               |
|-------------|------------|----------|---------|---------------|
| NO.         | DELTA      | RADIUS   | LENGTH  | CHORD BEARING |
| C1          | 5°07'38"   | 1028.00' | 91.99'  | N48°53'46"W   |
| C2          | 9°51'42"   | 441.00'  | 75.90'  | N33°36'34"E   |
| C3          | 4°22'51"   | 88.00'   | 6.73'   | N40°43'50"E   |
| C4          | 80°00'00"  | 30.00'   | 41.89'  | N01°27'35"W   |
| C5          | 5°00'00"   | 212.00'  | 18.50'  | N38°57'35"W   |
| C6          | 78°57'10"  | 20.00'   | 27.56'  | N75°56'10"W   |
| C7          | 26°20'24"  | 147.00'  | 67.58'  | S77°45'27"W   |
| C8          | 25°07'55"  | 62.00'   | 27.20'  | N76°30'23"W   |
| C9          | 77°31'09"  | 20.00'   | 27.06'  | S77°18'00"W   |
| C10         | 90°00'00"  | 188.00'  | 295.31' | N06°27'35"W   |
| C11         | 7°14'13"   | 212.00'  | 26.78'  | S47°50'28"E   |
| C12         | 74°58'57"  | 20.00'   | 26.16'  | S81°41'50"E   |
| C13         | 25°19'30"  | 62.00'   | 27.40'  | N73°29'26"E   |
| C14         | 81°20'24"  | 147.00'  | 208.69' | S53°10'37"E   |
| C15         | 78°58'26"  | 20.00'   | 27.57'  | S51°59'38"E   |
| C16         | 78°54'31"  | 20.00'   | 27.54'  | S49°02'30"W   |
| C17         | 32°54'20"  | 147.00'  | 84.42'  | S26°02'25"W   |
| C18         | 78°57'10"  | 20.00'   | 27.56'  | S03°01'00"W   |
| C19         | 5°00'00"   | 188.00'  | 16.41'  | S38°57'35"E   |
| C20         | 80°00'00"  | 54.00'   | 75.40'  | S01°27'35"E   |
| C21         | 4°22'51"   | 112.00'  | 8.56'   | S40°43'50"W   |
| C22         | 175°31'43" | 123.00'  | 376.82' | N01°27'35"W   |
| C23         | 116°38'27" | 25.00'   | 50.89'  | S35°22'30"E   |
| C24         | 48°48'38"  | 212.00'  | 180.60' | S01°27'35"E   |
| C25         | 116°38'28" | 25.00'   | 50.89'  | S32°27'20"W   |
| C26         | 16°07'26"  | 50.00'   | 14.07'  | N30°28'42"E   |
| C27         | 80°00'00"  | 50.00'   | 69.81'  | N01°27'35"W   |
| C28         | 3°01'57"   | 1138.39' | 60.25'  | N36°30'22"W   |
| C29         | 99°56'33"  | 167.00'  | 291.30' | N07°28'41"W   |
| C30         | 2°18'00"   | 167.00'  | 6.70'   | N65°28'13"W   |
| C31         | 7°12'31"   | 159.07'  | 20.01'  | N70°03'12"W   |
| C32         | 20°21'39"  | 167.00'  | 59.35'  | N83°40'00"W   |
| C33         | 23°55'20"  | 82.00'   | 34.24'  | S74°11'31"W   |
| C34         | 22°12'45"  | 168.00'  | 65.13'  | N27°26'03"E   |
| C35         | 45°48'21"  | 168.00'  | 134.31' | N13°24'02"W   |
| C36         | 5°36'06"   | 168.00'  | 16.42'  | N45°55'46"W   |
| C37         | 26°05'17"  | 30.00'   | 13.66'  | N25°29'47"E   |

| LINE TABLE |             |         | LINE TABLE |             |         |
|------------|-------------|---------|------------|-------------|---------|
| NO.        | BEARING     | LENGTH  | NO.        | BEARING     | LENGTH  |
| L1         | N45°06'18"W | 112.38' | L32        | S48°32'25"W | 12.42'  |
| L2         | N46°19'57"W | 10.00'  | L33        | N26°52'44"E | 22.44'  |
| L3         | N38°32'25"E | 2.83'   | L34        | N63°07'16"W | 20.00'  |
| L4         | N06°27'35"W | 21.21'  | L35        | S26°52'44"W | 21.66'  |
| L5         | N50°14'36"E | 59.16'  | L36        | N38°32'25"E | 63.14'  |
| L6         | N38°32'25"E | 62.95'  | L37        | N80°33'48"W | 22.89'  |
| L7         | S64°41'01"E | 23.18'  | L38        | S38°32'25"W | 72.01'  |
| L8         | N87°55'16"E | 14.78'  | L39        | N38°32'25"E | 92.00'  |
| L9         | N42°55'16"E | 88.11'  | L40        | N76°27'35"W | 19.81'  |
| L10        | N38°32'25"E | 18.49'  | L41        | N13°32'25"E | 20.00'  |
| L11        | N41°27'35"W | 65.06'  | L42        | S76°27'35"E | 19.59'  |
| L12        | N36°27'35"W | 56.38'  | L43        | S49°45'19"W | 19.13'  |
| L13        | S38°32'25"W | 70.88'  | L44        | N40°14'41"W | 20.00'  |
| L14        | S06°27'35"E | 14.14'  | L45        | N49°45'19"E | 19.32'  |
| L15        | N83°32'25"E | 14.14'  | L46        | N38°32'25"E | 20.02'  |
| L16        | N38°32'25"E | 82.00'  | L47        | S38°32'25"W | 48.00'  |
| L17        | S83°32'25"W | 14.14'  | L48        | N51°27'35"W | 20.00'  |
| L18        | S06°27'35"E | 14.56'  | L49        | N38°32'25"E | 48.00'  |
| L19        | N88°32'25"E | 12.13'  | L50        | N38°32'25"E | 106.73' |
| L20        | S01°27'35"E | 24.00'  | L51        | S75°07'09"E | 21.84'  |
| L21        | S88°32'25"W | 12.16'  | L52        | S38°32'25"W | 115.50' |
| L22        | S36°27'35"E | 56.38'  | L53        | S48°32'25"W | 28.00'  |
| L23        | S41°27'35"E | 65.06'  | L54        | N41°27'35"W | 20.00'  |
| L24        | S38°32'25"W | 18.49'  | L55        | N48°32'25"E | 28.27'  |
| L25        | S42°55'16"W | 88.11'  | L56        | N89°59'57"W | 67.69'  |
| L26        | S02°04'44"E | 17.04'  | L57        | N00°00'03"E | 20.00'  |
| L27        | S25°57'30"E | 26.34'  | L58        | S89°59'57"E | 65.17'  |
| L28        | N38°32'25"E | 23.66'  | L59        | S71°26'53"E | 42.56'  |
| L29        | N41°27'35"W | 55.68'  | L60        | S41°28'46"W | 21.72'  |
| L30        | N48°32'25"E | 12.78'  | L61        | N71°26'53"W | 31.38'  |
| L31        | N41°27'35"W | 20.00'  |            |             |         |

UTILITY PROVIDER NOTE:

WATER: NEW BRAUNFELS UTILITIES  
SANITARY SEWER: NEW BRAUNFELS UTILITIES  
ELECTRICITY: NEW BRAUNFELS UTILITIES  
TELECOM: CENTRIC  
GAS: CENTRIC

SURVEYOR'S NOTES:

- BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204). ALL COORDINATES AND DISTANCES SHOWN HEREON ARE SURFACE VALUES. THE SURFACE ADJUSTMENT FACTOR IS 1.00016. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
- ACCORDING TO MAP COMMUNITY PANEL NO. 4854630295F, MAP NO. 48091C0295F, EFFECTIVE DATE: SEPTEMBER 2, 2009 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UN-SHADED) WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN," COMMONLY KNOWN AS THE 500-YEAR FLOODPLAIN. ZONE "X" (UN-SHADED) IS OUTSIDE OF ANY FEMA ESTABLISHED FLOOD HAZARD ZONE. ALL ZONE DELINEATIONS SHOWN HEREON ARE APPROXIMATE. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE ANY LIABILITY ON THE PART OF KIMLEY-HORN OR THE UNDERSIGNED.

CALLED 1,252.958 ACRES  
SOUTHSTAR AT MAYFAIR DEVELOPER, LLC  
DOC. NO. 202206027253  
O.P.R.C.C.T.

LOT 1R, BLOCK 81  
5.8092 ACRES

LOT 3, BLOCK 81  
MAYFAIR - PARCEL E-8 UNIT 3  
DOC. NO. 202306002637  
O.P.R.C.C.T.

LINE TYPE LEGEND

|     |                        |
|-----|------------------------|
| —   | BOUNDARY LINE          |
| —   | LOT LINE               |
| —   | ADJOINER LINE          |
| —   | ADJOINER TIE-IN LINE   |
| --- | PROPOSED EASEMENT LINE |
| --- | EXISTING EASEMENT LINE |

LEGEND

|                                                            |                                                |
|------------------------------------------------------------|------------------------------------------------|
| ○                                                          | = 1/2-INCH IRON ROD W/ "KHA" CAP SET           |
| ●                                                          | = 1/2-INCH IRON ROD W/ "PAPE DAWSON" CAP FOUND |
| △                                                          | = CALCULATED POINT                             |
| O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS COMAL COUNTY, TEXAS |                                                |

**Kimley»Horn**

10814 JOLLYVILLE ROAD, CAMPUS IV  
SUITE 200, AUSTIN, TEXAS 78759  
TEL. NO. (512) 418-1771  
TBPELS FIRM # 10194624  
WWW.KIMLEY-HORN.COM

| SCALE     | DRAWN BY | CHECKED BY | DATE      | PROJECT NO. | SHEET NO. |
|-----------|----------|------------|-----------|-------------|-----------|
| 1" = 100' | MSB      | MMII       | 6/11/2025 | 068800400   | 2 OF 2    |

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