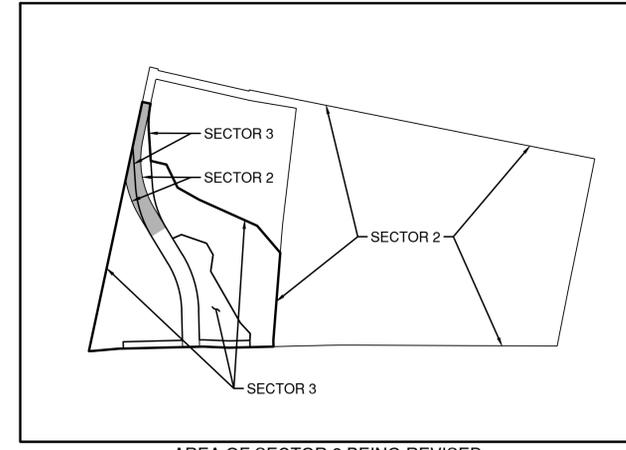
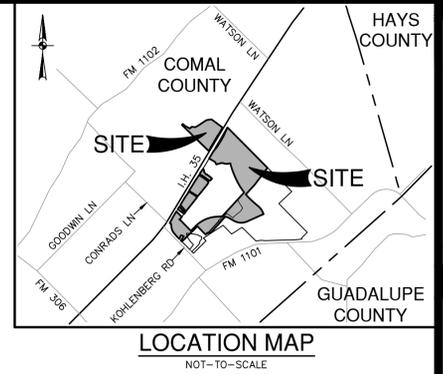
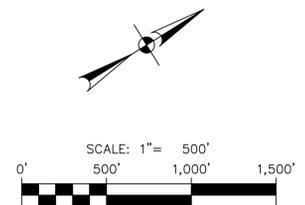
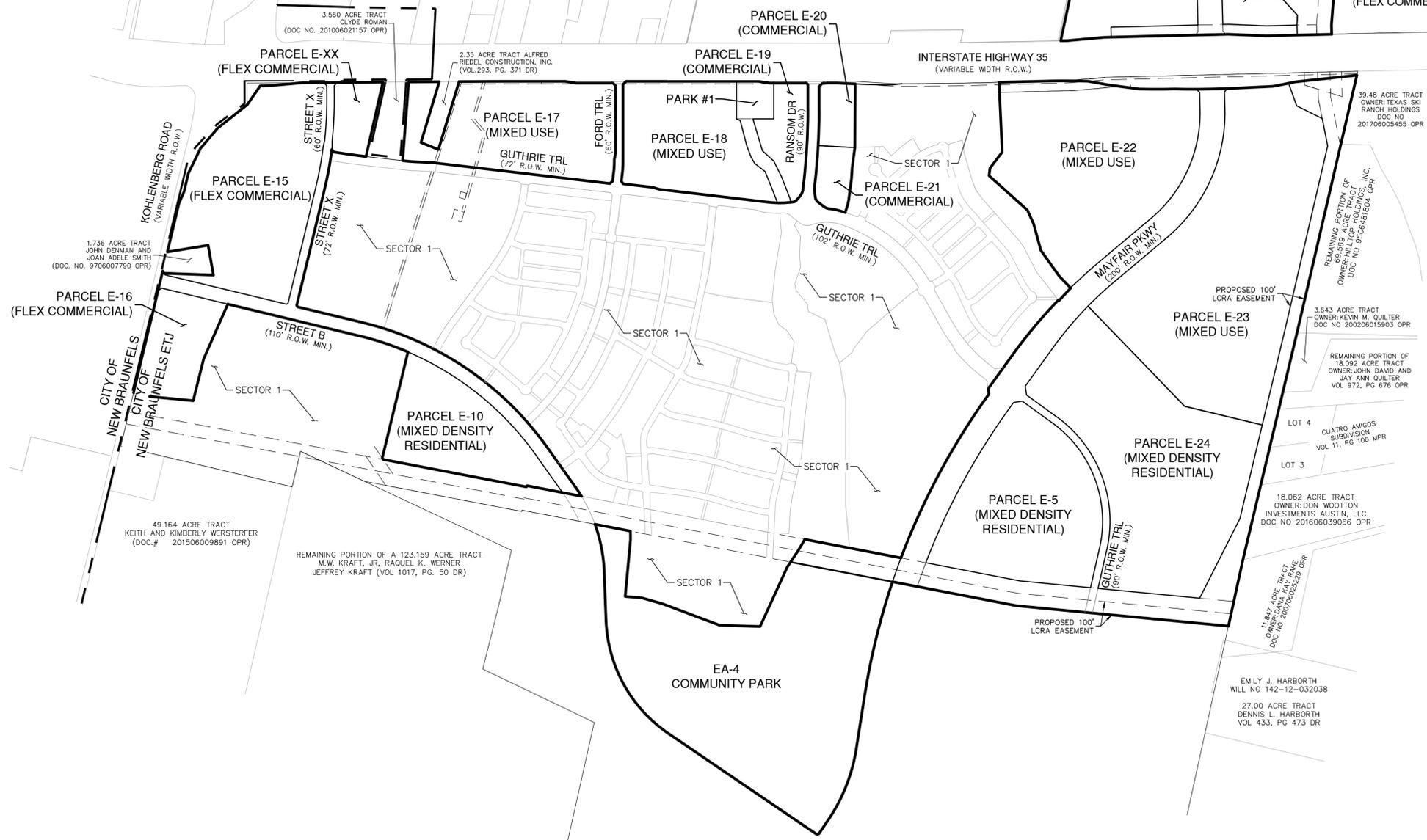


MAYFAIR SECTOR 3

DEVELOPER:
 SOUTHSTAR AT MAYFAIR, LLC
 THAD RUTHERFORD - CEO/PRESIDENT
 SOUTHSTAR COMMUNITIES
 1118 VINTAGE WAY,
 NEW BRAUNFELS, TEXAS 78132.



MAYFAIR - PRIMARY LAND USE FRAMEWORK (M5)



DEVELOPMENT STATISTICS

ACREAGE SUMMARY	PROPOSED SECTOR PLAN
SECTOR GROSS ACREAGE	539.5

PARCEL GROSS ACREAGE	
PARCEL E-24	51.6
PARCEL E-5	31.89
PARCEL E-10	18.37
PARCEL E-15	34.53
PARCEL E-16	9.87
PARCEL E-XX	4.37
PARCEL E-17	25.93
PARCEL E-18	20.84
PARCEL E-19	5.91
PARCEL E-20	3.37
PARCEL E-21	3.20
PARCEL E-22	43.00
PARCEL E-23	62.82
PARCEL W-7	10.36
PARCEL W-8	29.08
TOTAL PARCEL ACREAGE	355.14

RESIDENTIAL DWELLING UNITS	
AVERAGE RESIDENTIAL DENSITY	
PARCEL E-5	24 DWELLINGS/AC
PARCEL E-10	12 DWELLINGS/AC
PARCEL E-24	2.5-7 DWELLINGS/AC
TOTAL NO. OF DWELLING UNITS	1,239*

*NOTE:
 TOTAL NUMBER OF DWELLING UNITS INDICATED HEREIN IS AN ESTIMATION REFLECTED FROM THE TRAFFIC IMPACT ANALYSIS. ACTUAL NUMBER OF DWELLING UNITS WILL BE DETERMINED DURING PLATTING AND BUILDING PERMIT AND TRACKED ON THE MAYFAIR TIA WORKSHEET.

PARK SUMMARY

	SECTOR PLAN 3		SECTOR PLAN 1, 2 & 3	
	ACREAGE (AC)	NUMBER	ACREAGE (AC)	NUMBER
POCKET PARK	-	1	0.76	
RECREATION CENTER	-	1	5.00	
GREENBELT/CONSERVATION PARKS/TRAILS	33.49	-	121.22	
COMMUNITY PARKS	68.51	2	119.12	
NATURAL AREA/EASEMENT	31.73	-	37.35	
TOTAL PARK ACREAGE			283.45	

NO.	REVISION	DATE

PAPE-DAWSON ENGINEERS
 NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FT WORTH | DALLAS
 1075 INDEPENDENCE DR. STE 102 | NEW BRAUNFELS, TX 78132 | 800.832.5653
 TEXAS ENGINEERING FIRM #479 | TEXAS SURVEYING FIRM #1008860

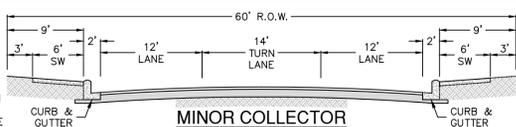
MAYFAIR
 NEW BRAUNFELS, TEXAS
 SECTOR PLAN 3
 COVER SHEET

PLAT NO.	
JOB NO.	30002-27
DATE	AUGUST 2023
DESIGNER	JP
CHECKED	DRAWN ML
SHEET	1 OF 7

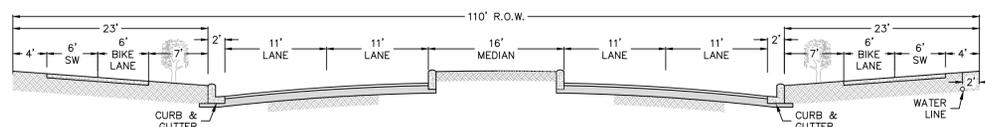
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NOTE:
LANE CONFIGURATION SHOWN WITHIN 38' PAVEMENT SHOWN FOR ILLUSTRATIVE PURPOSES. ALTERNATE LANE CONFIGURATIONS ARE ALLOWED WITH APPROVAL OF CITY ENGINEER.

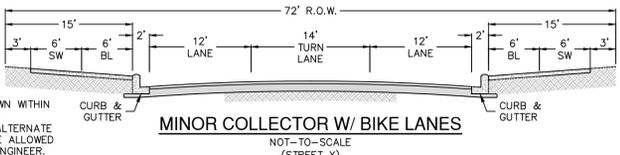


MINOR COLLECTOR
NOT-TO-SCALE
(STREET X)

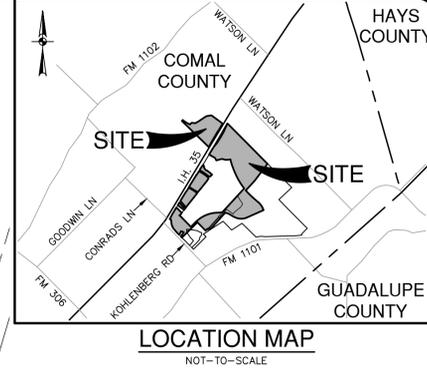


MINOR ARTERIAL W/ BIKE LANES
NOT-TO-SCALE
(STREET B)

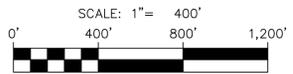
NOTE:
LANE CONFIGURATION SHOWN WITHIN 38' PAVEMENT SHOWN FOR ILLUSTRATIVE PURPOSES. ALTERNATE LANE CONFIGURATIONS ARE ALLOWED WITH APPROVAL OF CITY ENGINEER.



MINOR COLLECTOR W/ BIKE LANES
NOT-TO-SCALE
(STREET X)

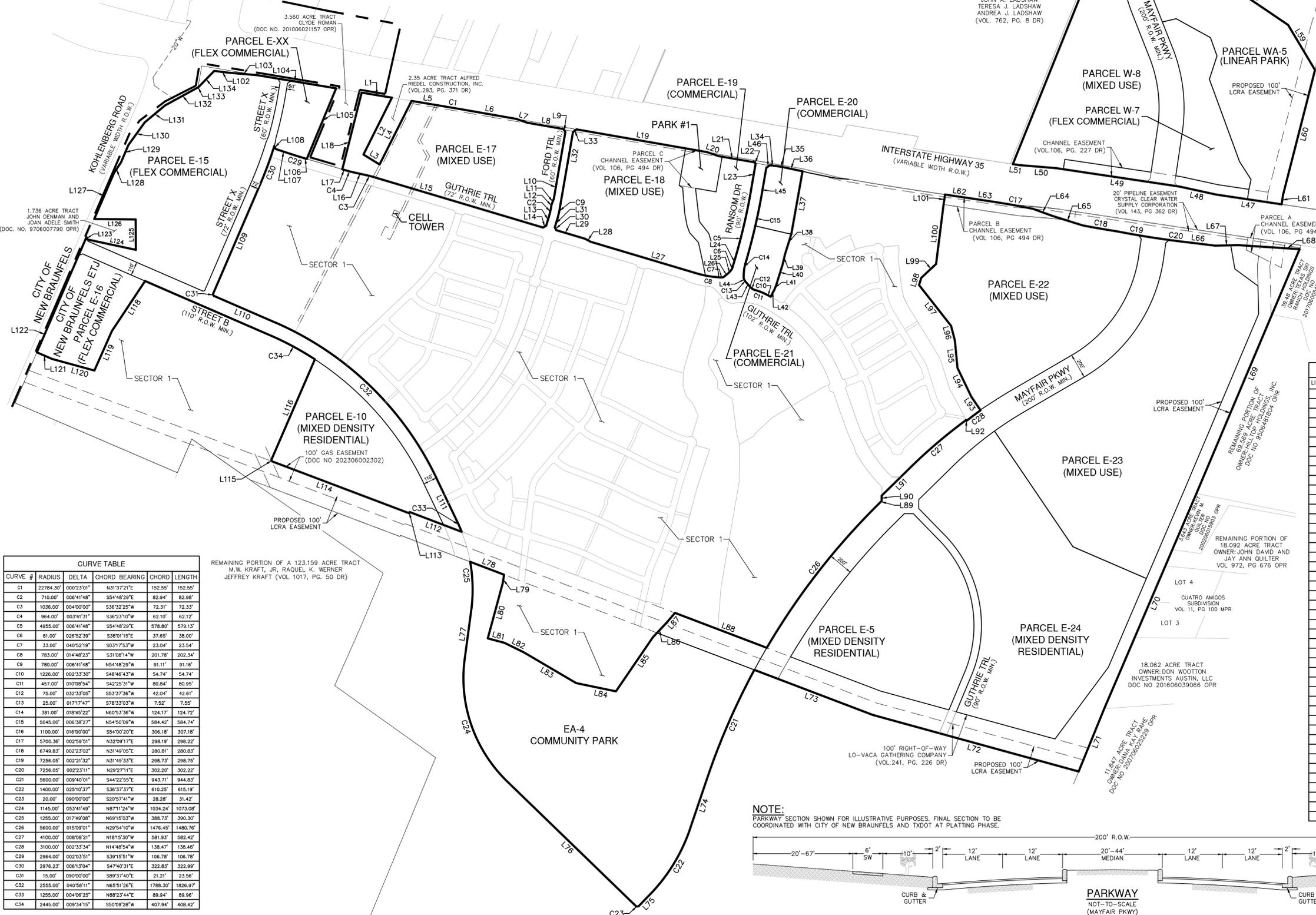


LOCATION MAP
NOT-TO-SCALE



LEGEND

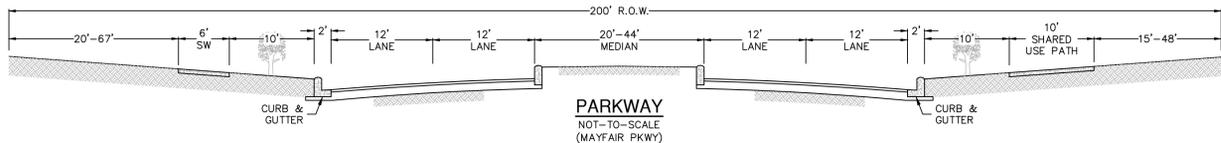
- SECTOR BOUNDARY
- - - CITY ETJ LIMITS
- MDR MIXED DENSITY RESIDENTIAL



LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L3	N31°26'06"E	245.76'	L46	N13°09'23"W	35.00'	L91	N23°19'40"W	325.62'
L2	S41°20'00"E	507.94'	L47	S30°27'02"W	529.08'	L92	N73°54'19"E	7.07'
L3	N53°32'02"E	151.20'	L48	S34°16'55"W	300.80'	L93	S77°42'08"W	131.34'
L4	N41°07'00"W	568.01'	L49	S30°26'34"W	999.80'	L94	S86°10'46"W	255.25'
L5	N31°26'06"E	249.71'	L50	S26°46'03"W	300.27'	L95	N33°25'18"W	218.80'
L6	N31°50'37"E	448.96'	L51	S30°29'55"W	46.01'	L96	N62°37'05"W	121.51'
L7	N41°00'13"E	92.72'	L52	N46°00'20"W	2992.06'	L97	S73°43'26"W	413.78'
L8	N31°50'37"E	294.00'	L53	N43°59'40"E	100.00'	L98	N51°01'31"W	60.28'
L9	N76°50'37"E	28.28'	L54	S62°00'20"E	367.00'	L99	N20°58'08"W	162.37'
L10	S58°09'23"E	540.45'	L55	N44°59'40"E	190.00'	L100	N60°48'16"W	477.83'
L11	S46°50'47"E	50.99'	L56	S84°00'20"E	300.00'	L101	N59°31'58"W	86.75'
L12	S58°09'23"E	15.87'	L57	N60°59'40"E	290.00'	L102	N29°11'44"E	110.05'
L13	S51°27'35"E	75.79'	L58	N56°01'00"E	750.00'	L103	N26°53'58"E	237.51'
L14	S06°27'35"E	29.21'	L59	N81°02'03"E	419.00'	L104	N31°26'06"E	639.86'
L15	S38°32'25"W	1400.75'	L60	S53°35'54"E	1031.00'	L105	S45°19'42"E	610.43'
L16	S34°32'25"W	109.64'	L61	S59°32'58"E	73.76'	L106	S38°13'56"W	22.13'
L17	S38°13'56"W	29.28'	L62	N30°23'16"E	223.95'	L107	S40°17'47"W	132.17'
L18	N53°45'14"W	631.50'	L63	N30°35'07"E	191.16'	L108	S84°52'06"W	25.66'
L19	N31°50'37"E	1062.08'	L64	N41°58'17"E	166.27'	L109	S44°37'40"E	951.06'
L20	N40°54'37"E	95.19'	L65	N39°17'15"E	254.72'	L110	N45°22'20"E	534.59'
L21	N31°50'37"E	294.00'	L66	N29°04'22"E	190.98'	L111	N86°20'32"E	384.99'
L22	N76°50'37"E	14.14'	L67	N20°40'08"E	184.86'	L112	S42°43'56"W	445.29'
L23	S58°09'23"E	208.64'	L68	N25°45'16"E	483.20'	L113	S31°19'23"E	10.78'
L24	S51°27'35"E	57.38'	L69	S45°01'02"E	2115.99'	L114	S42°37'53"W	1171.60'
L25	S24°34'56"E	21.56'	L70	S44°42'41"E	1868.23'	L115	S87°37'59"W	12.71'
L26	S17°08'17"E	42.56'	L71	S45°46'15"E	542.39'	L116	N44°30'28"W	874.07'
L27	S38°32'25"W	886.45'	L72	S37°17'58"W	1710.41'	L117	S45°22'20"E	1090.27'
L28	S49°51'01"W	50.99'	L73	S42°43'58"W	1014.75'	L118	S34°19'02"E	478.88'
L29	S38°32'25"W	240.21'	L74	S49°12'56"E	424.11'	L119	S44°00'23"E	345.42'
L30	S83°32'25"W	25.21'	L75	S24°02'19"E	130.84'	L120	S37°17'18"W	352.28'
L31	N51°27'35"W	68.62'	L76	S65°57'41"W	1429.87'	L121	S45°22'20"E	131.95'
L32	N58°09'23"W	616.32'	L77	N60°20'29"W	389.37'	L122	N44°37'40"W	1001.08'
L33	N13°09'23"W	35.36'	L78	N42°43'58"E	290.87'	L123	S89°37'40"E	20.26'
L34	N27°41'37"E	43.36'	L79	S58°41'15"E	69.06'	L124	N33°59'21"E	397.10'
L35	N31°50'37"E	73.00'	L80	S52°47'02"E	455.71'	L125	N68°19'11"W	242.15'
L36	N34°06'32"E	150.00'	L81	N36°53'02"E	138.09'	L126	S22°38'26"W	332.11'
L37	S57°50'23"E	507.82'	L82	N47°54'26"E	173.42'	L127	N44°37'40"W	399.50'
L38	S50°35'45"E	164.67'	L83	S52°21'00"W	484.87'	L128	N34°42'40"W	102.61'
L39	S54°24'36"E	90.20'	L84	S33°41'47"W	325.71'	L129	N44°50'55"W	149.93'
L40	S50°35'45"E	171.75'	L85	S33°31'52"E	523.65'	L130	N32°04'07"W	223.01'
L41	S45°59'25"E	39.03'	L86	S24°29'15"E	156.22'	L131	N17°46'35"W	210.78'
L42	S39°58'59"E	63.10'	L87	S27°10'38"E	106.48'	L132	N06°33'04"W	302.20'
L43	S69°54'09"W	63.47'	L88	N42°43'58"E	786.15'	L133	N42°56'44"E	1.15'
L44	S87°15'57"W	21.00'	L89	N22°19'40"W	13.16'	L134	N23°44'21"W	183.71'
L45	N80°09'23"W	191.75'	L90	N67°19'40"W	42.43'			

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	22784.30'	000°23'01"	N31°37'21"E	152.55'
C2	710.00'	006°41'48"	S54°48'29"E	82.94'
C3	1036.00'	004°00'00"	S36°32'25"W	72.31'
C4	964.00'	003°41'31"	S36°23'10"W	62.10'
C5	4955.00'	006°41'48"	S54°48'29"E	578.80'
C6	81.00'	026°52'39"	S38°01'15"E	37.65'
C7	33.00'	046°52'19"	S03°17'53"W	23.04'
C8	783.00'	014°48'23"	S31°08'14"W	201.78'
C9	780.00'	006°41'48"	N54°48'29"W	91.11'
C10	1226.00'	002°33'30"	S48°48'43"W	54.74'
C11	457.00'	010°08'54"	S42°25'31"W	80.84'
C12	73.00'	032°33'05"	S53°37'36"W	42.04'
C13	25.00'	017°17'47"	S78°53'03"W	7.52'
C14	381.00'	018°45'22"	N60°53'36"W	124.17'
C15	5045.00'	006°38'27"	N54°50'09"W	584.42'
C16	1100.00'	016°00'00"	S54°00'20"E	306.18'
C17	5700.30'	002°59'51"	N32°09'17"E	298.19'
C18	6749.83'	002°23'02"	N31°49'09"E	280.81'
C19	7256.00'	002°31'32"	N31°49'33"E	298.73'
C20	7256.00'	002°23'11"	N29°37'11"E	302.20'
C21	5600.00'	009°40'01"	S44°22'55"E	843.71'
C22	1400.00'	025°10'37"	S31°37'37"E	610.29'
C23	20.00'	090°00'00"	S20°57'41"W	28.28'
C24	1145.00'	053°41'40"	N87°11'24"W	1034.24'
C25	1255.00'	017°49'08"	N69°15'03"W	386.73'
C26	5600.00'	015°09'01"	N29°54'10"W	1476.45'
C27	4100.00'	008°08'21"	N16°15'30"W	581.93'
C28	3100.00'	002°33'34"	N14°48'54"W	138.47'
C29	2964.00'	002°03'51"	S39°15'51"W	106.78'
C30	2978.23'	006°13'04"	S47°40'31"E	322.83'
C31	15.00'	090°00'00"	S89°37'40"E	21.21'
C32	2555.00'	040°58'11"	N65°51'26"E	1788.30'
C33	1255.00'	004°06'25"	N88°23'44"E	89.94'
C34	2445.00'	009°34'15"	S50°09'28"W	407.94'

NOTE:
PARKWAY SECTION SHOWN FOR ILLUSTRATIVE PURPOSES. FINAL SECTION TO BE COORDINATED WITH CITY OF NEW BRAUNFELS AND TDDOT AT PLATTING PHASE.



PARKWAY
NOT-TO-SCALE
(MAYFAIR PKWY)

DATE	NO.	REVISION

DATE	NO.	REVISION

PAPE-DAWSON ENGINEERS
NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FT WORTH | DALLAS
1075 INDEPENDENCE DR. STE 102 | NEW BRAUNFELS, TX 78132 | 830.652.5683
TEXAS ENGINEERING FIRM #479 | TEXAS SURVEYING FIRM #1008880

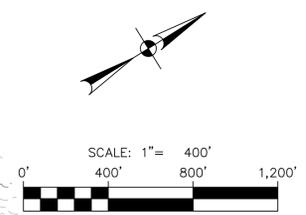
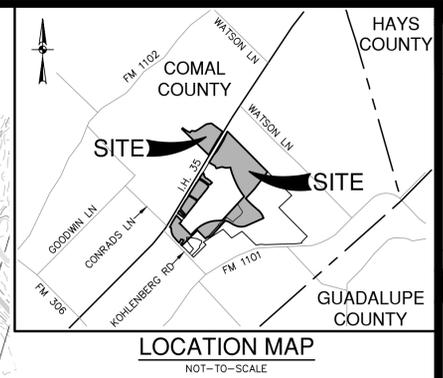
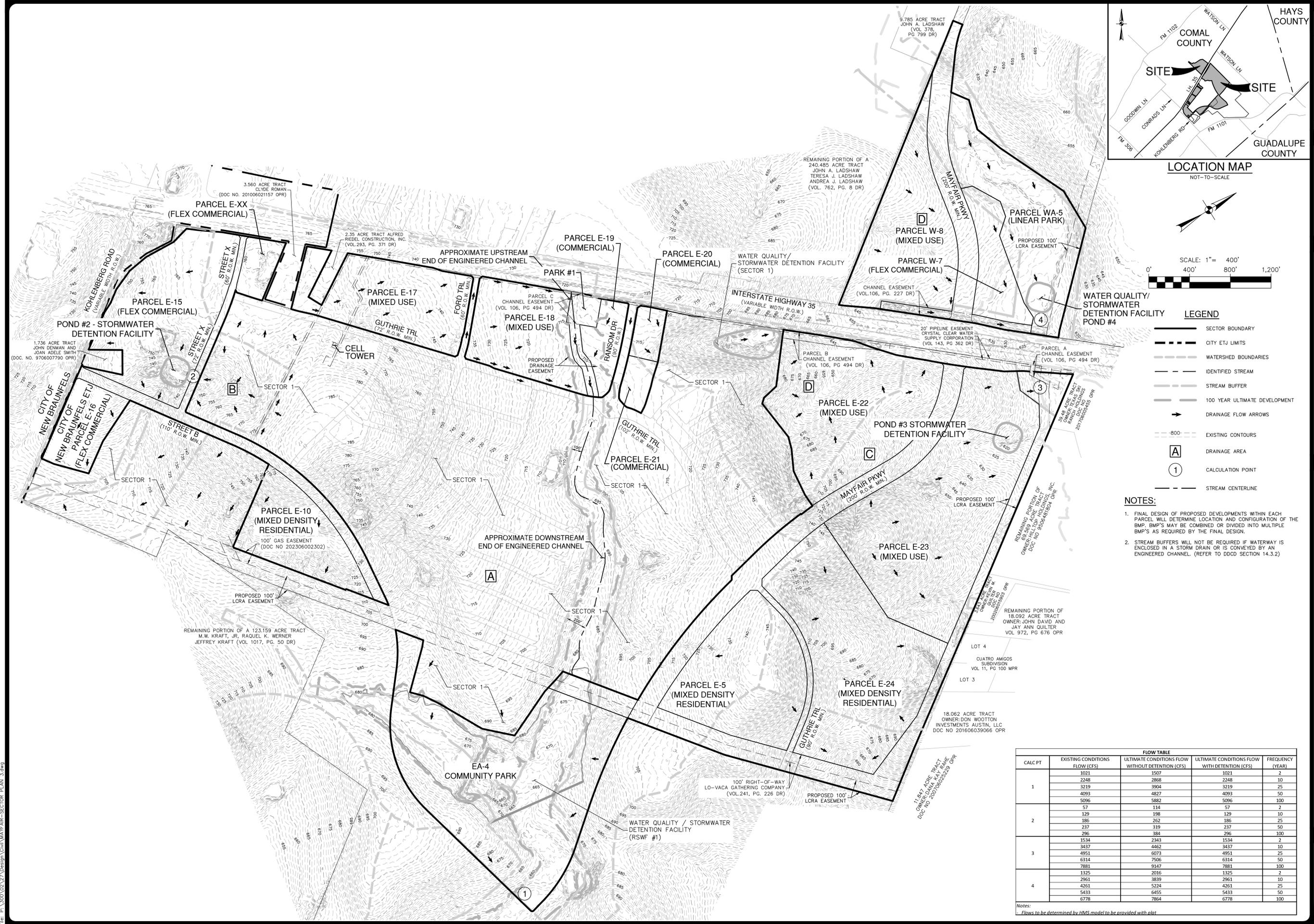
**MAYFAIR
NEW BRAUNFELS, TEXAS
SECTOR PLAN 3
LAND USE AND STREET CROSS SECTION**

PLAT NO.	
JOB NO.	30002-27
DATE	AUGUST 2023
DESIGNER	JP
CHECKED	DRAWN ML
SHEET	2 OF 7

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- LEGEND**
- SECTOR BOUNDARY
 - - - CITY ETJ LIMITS
 - - - WATERSHED BOUNDARIES
 - - - IDENTIFIED STREAM
 - - - STREAM BUFFER
 - - - 100 YEAR ULTIMATE DEVELOPMENT
 - DRAINAGE FLOW ARROWS
 - - - 800' - - - EXISTING CONTOURS
 - [A] DRAINAGE AREA
 - (1) CALCULATION POINT
 - - - STREAM CENTERLINE

- NOTES:**
- FINAL DESIGN OF PROPOSED DEVELOPMENTS WITHIN EACH PARCEL WILL DETERMINE LOCATION AND CONFIGURATION OF THE BMP. BMP'S MAY BE COMBINED OR DIVIDED INTO MULTIPLE BMP'S AS REQUIRED BY THE FINAL DESIGN.
 - STREAM BUFFERS WILL NOT BE REQUIRED IF WATERWAY IS ENCLOSED IN A STORM DRAIN OR IS CONVEYED BY AN ENGINEERED CHANNEL. (REFER TO DCCD SECTION 14.3.2)

CALC PT	FLOW TABLE			FREQUENCY (YEAR)
	EXISTING CONDITIONS FLOW (CFS)	ULTIMATE CONDITIONS FLOW WITHOUT DETENTION (CFS)	ULTIMATE CONDITIONS FLOW WITH DETENTION (CFS)	
1	1021	1507	1021	2
	2248	2868	2248	10
	3219	3904	3219	25
	4093	4827	4093	50
	5096	5882	5096	100
2	57	114	57	2
	129	198	129	10
	186	262	186	25
	237	319	237	50
	296	384	296	100
3	1534	2343	1534	2
	3437	4462	3437	10
	4951	6073	4951	25
	6314	7506	6314	50
	7881	9147	7881	100
4	1325	2016	1325	2
	2961	3839	2961	10
	4261	5224	4261	25
	5433	6455	5433	50
	6778	7864	6778	100

Notes:
Flows to be determined by HMS model to be provided with plot

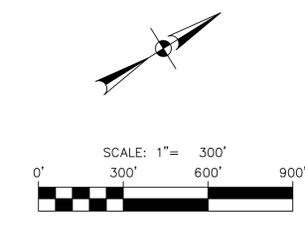
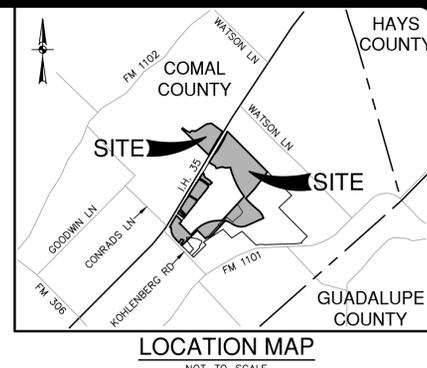
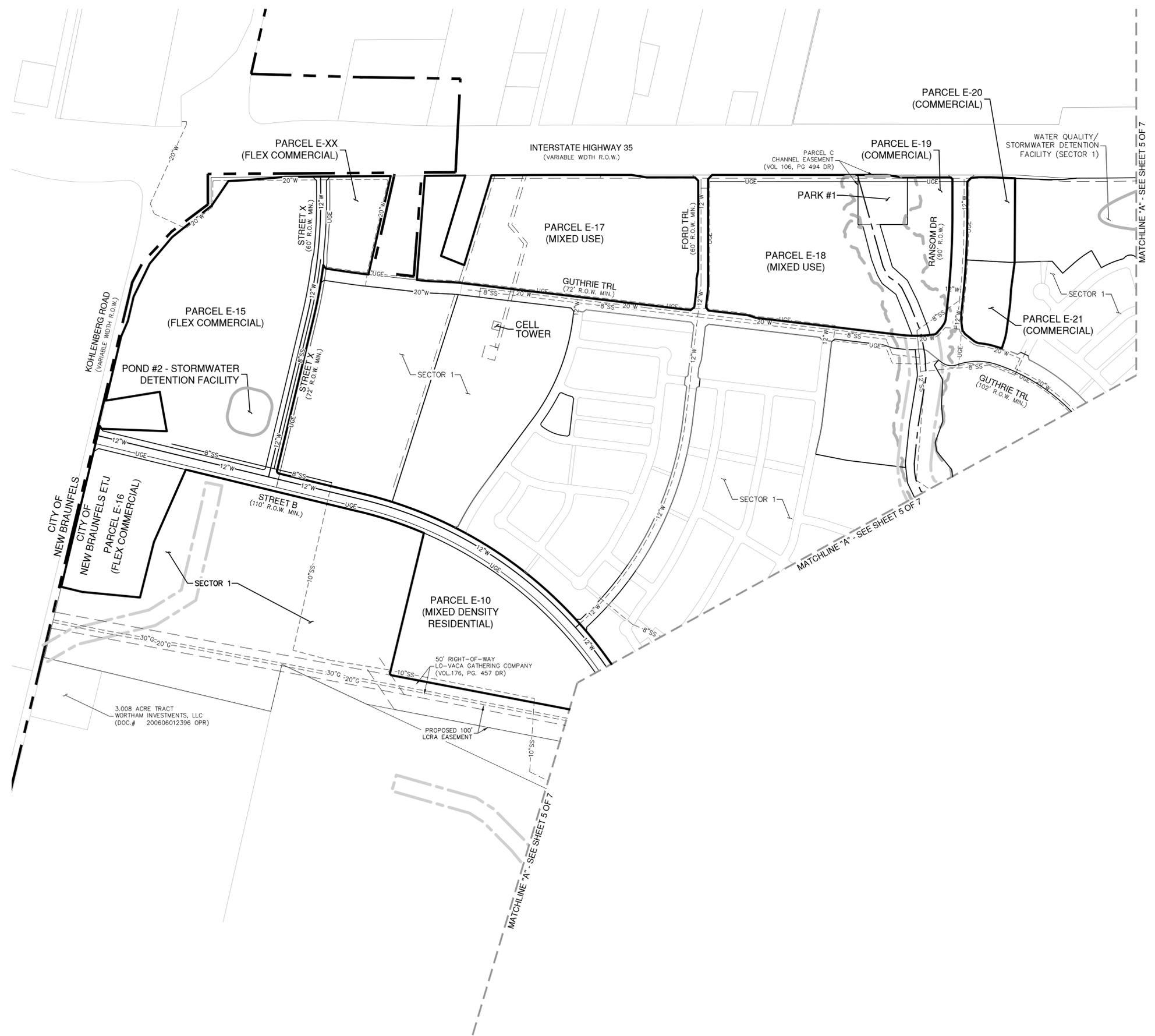
NO.	REVISION	DATE

PAPE-DAWSON ENGINEERS

NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FT WORTH | DALLAS
 1075 INDEPENDENCE DR, STE 102 | NEW BRAUNFELS, TX 78132 | 833.632.5653
 TEXAS ENGINEERING FIRM #479 | TEXAS SURVEYING FIRM #1008890

MAYFAIR
 NEW BRAUNFELS, TEXAS
 SECTOR PLAN 3
 DRAINAGE

PLAT NO.	
JOB NO.	30002-27
DATE	AUGUST 2023
DESIGNER	JP
CHECKED	DRAWN ML
SHEET	3 OF 7

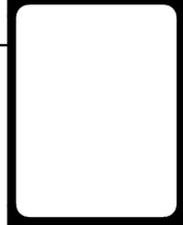


LEGEND

	SECTOR BOUNDARY
	CITY ETJ LIMITS
	STREAM BUFFER
	100 YEAR ULTIMATE DEVELOPMENT
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING UNDERGROUND ELECTRIC LINE
	EXISTING OVERHEAD ELECTRIC LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED WATER LINE
	PROPOSED UNDERGROUND ELECTRIC LINE
	PROPOSED OVERHEAD ELECTRIC LINE

NOTES:
 EASEMENTS WILL BE PROVIDED BY THE DEVELOPER FOR UTILITIES OUTSIDE OF PROPOSED RIGHTS OF WAY.

NO.	REVISION	DATE



PAPE-DAWSON ENGINEERS
 NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FT WORTH | DALLAS
 1075 INDEPENDENCE DR, STE 102 | NEW BRAUNFELS, TX 78132 | 800.832.5653
 TEXAS ENGINEERING FIRM #479 | TEXAS SURVEYING FIRM #1008860

MAYFAIR
 NEW BRAUNFELS, TEXAS
 SECTOR PLAN 3
 UTILITIES

PLAT NO.	
JOB NO.	30002-27
DATE	AUGUST 2023
DESIGNER	JP
CHECKED	DRAWN ML
SHEET	4 OF 7

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