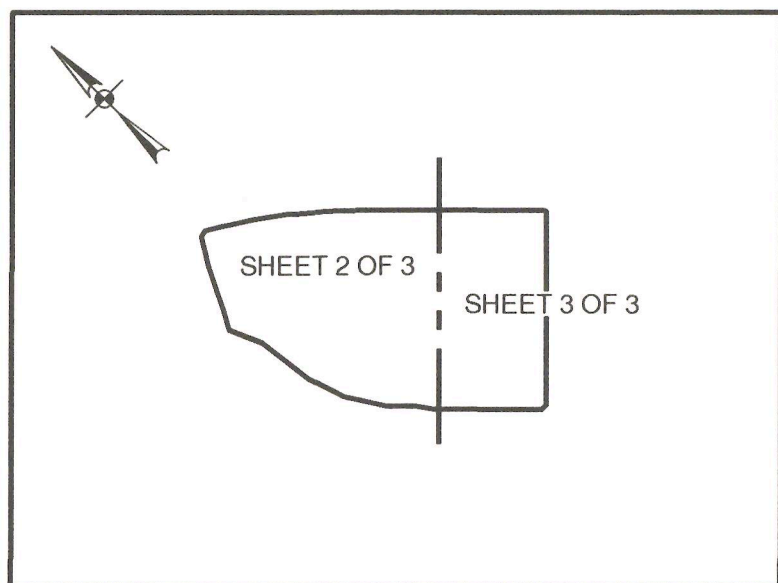


LOCATION MAP
MAPSCO MAP GRID: 123X1
NOT-TO-SCALE



INDEX MAP
SCALE: 1"= 1000'

NBU NOTES:

1. MAINTENANCE OF DEDICATED UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY USE OF AN EASEMENT, OR ANY PORTION OF IT, INCLUDING LANDSCAPING OF DRAINAGE FEATURES, IS SUBJECT TO AND SHALL NOT CONFLICT WITH THE TERMS AND CONDITIONS IN THE EASEMENT. MUST NOT ENDANGER OR INTERFERE WITH THE RIGHTS GRANTED BY THE EASEMENT TO NEW BRAUNFELS UTILITIES, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE SUBJECT TO APPLICABLE PERMIT REQUIREMENTS OF THE CITY OF NEW BRAUNFELS OR ANY OTHER GOVERNING BODY. THE PROPERTY OWNER MUST OBTAIN, IN ADVANCE, WRITTEN AGREEMENT WITH THE UTILITIES TO UTILIZE THE EASEMENT, OR ANY PART OF IT.
2. UTILITIES WILL POSSESS A 5' WIDE SERVICE EASEMENT TO THE BUILDING STRUCTURE ALONG THE SERVICE LINE TO THE SERVICE ENTRANCE. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF DWELLING AND SERVICE.
3. UTILITIES SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARD AND METER LOCATIONS SHALL NOT BE LOCATED WITHIN A FENCED AREA.
4. EACH LOT MUST HAVE ITS OWN WATER AND SEWER SERVICE AT THE OWNER/DEVELOPERS EXPENSE.
5. DO NOT COMBINE ANY NEW UTILITY EASEMENTS (UE) WITH DRAINAGE EASEMENTS (DE) OR MAKE CHANGES IN GRADE WITHIN THE UTILITY EASEMENTS (UE) WITHOUT WRITTEN APPROVAL FROM NEW BRAUNFELS UTILITIES.
6. NBU IS NOT RESPONSIBLE FOR LANDSCAPING OR IRRIGATION IN UE/LE.

FLOOD ZONE NOTE:

NO PORTION OF ANY LOT ON THIS PLAT IS WITHIN AN INDICATED SPECIAL FLOOD HAZARD ZONE ACCORDING TO THE FEMA FIRM MAP NO. 48091C0460F EFFECTIVE DATE 9/2/2009.

UTILITY PROVIDER NOTE:

THE PROPERTY WILL BE SERVED BY THE FOLLOWING:
NEW BRAUNFELS UTILITIES (WATER, SEWER, ELECTRIC)
CENTRIC (TELECOMMUNICATIONS, GAS)

SUBDIVISION PLAT OF MAYFAIR - PARCEL E-15

BEING 36.230 ACRES OF LAND, SITUATED IN THE ANTONIO MARIA ESNAURIZAR SURVEY NUMBER 1, ABSTRACT NUMBER 1, COMAL COUNTY, TEXAS AND BEING COMPRISED OF A PORTION OF 1.735 ACRES, DESCRIBED IN A DEED FROM JOHN DENMAN SMITH TO SOUTHSTAR AT MAYFAIR KOHLENBERG, L.L.C. AS RECORDED IN DOCUMENT NUMBER 202406017875 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, A PORTION OF 20.900 ACRES, DESCRIBED IN A DEED FROM STATE OF TEXAS TO BEAVERHEAD NB, L.L.C. AS RECORDED IN DOCUMENT NUMBER 202106037785 OF THE SAID OFFICIAL PUBLIC RECORDS AND A PORTION OF 778.313 ACRES, DESCRIBED IN A DEED FROM SOUTHSTAR AT MAYFAIR, L.L.C. TO SOUTHSTAR AS MAYFAIR, L.L.C. TO SOUTHSTAR AT MAYFAIR DEVELOPER, L.L.C. OF THE SAID OFFICIAL PUBLIC RECORDS.

PLAT NOTES:

1. THIS SUBDIVISION IS NOT WITHIN THE EDWARDS AQUIFER JURISDICTIONAL ZONES.
2. THIS SUBDIVISION IS WITHIN THE ETJ OF THE CITY OF NEW BRAUNFELS, TEXAS.
3. FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS AND OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.
4. THE ELEVATION OF THE LOWEST FLOOR OF A STRUCTURE SHALL BE AT LEAST 10 INCHES ABOVE THE FINISHED GRADE OF THE SURROUNDING GROUND, WHICH SHALL BE SLOPED IN A FASHION SO AS TO DIRECT STORMWATER AWAY FROM THE STRUCTURE. PROPERTIES ADJACENT TO STORMWATER CONVEYANCE STRUCTURES MUST HAVE A FLOOR SLAB ELEVATION OR BOTTOM OF FLOOR JOIST A MINIMUM OF ONE FOOT ABOVE THE 100-YEAR WATER FLOW ELEVATION IN THE STRUCTURE. DRIVEWAYS SERVING HOUSES ON THE DOWNHILL SIDE OF THE STREET SHALL HAVE A PROPERLY SIZED CROSS SWALE PREVENTING RUNOFF FROM ENTERING THE GARAGE AND SHALL PREVENT WATER FROM LEAVING THE STREET.
5. THIS UNIT CONTAINS 2 BUILDABLE LOTS.
6. ANY DRIVEWAY CONSTRUCTION ON COUNTY ROADS WITHIN THE UNINCORPORATED AREAS OF COMAL COUNTY MUST BE PERMITTED BY THE COMAL COUNTY ROAD DEPARTMENT.
7. STREET TREE PLANTING WILL OCCUR WITH BUILDING PERMIT IN COMPLIANCE WITH THE MAYFAIR DDOD.
8. THIS PLAT IS SUBJECT TO THE REQUIREMENTS AND REGULATIONS OF THE MAYFAIR DEVELOPMENT AGREEMENT, RECORDED AS DOCUMENT NO. 202206006377 AND AS AMENDED.
9. THIS PLAT IS SUBJECT TO THE TERMS OF A UTILITY COST SHARING AGREEMENT SOUTHSTAR AT MAYFAIR, L.L.C. A COPY OF THE UTILITY COST SHARING AGREEMENT IS RECORDED AS DOCUMENT NO. 202206006599 IN THE OFFICIAL RECORDS OF COMAL COUNTY, TEXAS.
10. 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, L.L.C.

TXDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. THE OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY, OUTFALLS FOR WATER QUALITY AND/OR DETENTION PONDS TREATING IMPERVIOUS COVER RELATED TO THE DEVELOPMENT AND STRUCTURES FOR REDUCTION OF DISCHARGE VELOCITY WILL NOT ENCROACH BY STRUCTURE OR GRADING INTO STATE ROW OR INTO AREAS OF ROW RESERVATION OR DEDICATION. FOR PROJECTS IN THE EDWARDS AQUIFER RECHARGE, TRANSITION OR CONTRIBUTING ZONES, PLACEMENT OF PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICE DEVICES OR VEGETATIVE FILTER STRIPS WITHIN STATE ROW OR INTO AREAS OF ROW RESERVATION OR DEDICATION WILL NOT BE ALLOWED. NO NEW EASEMENTS OF ANY TYPE SHOULD BE LOCATED IN AREAS OF ROW RESERVATION OR DEDICATION.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TXDOTS, "ACCESS MANAGEMENT MANUAL", WHERE TOPOGRAPHY OR OTHER EXISTING CONDITIONS MAKE IT INAPPROPRIATE OR NOT FEASIBLE TO CONFORM TO THE CONNECTION SPACING INTERVALS. THE LOCATION OF REASONABLE ACCESS WILL BE DETERMINED WITH CONSIDERATION GIVEN TO TOPOGRAPHY, ESTABLISHED PROPERTY OWNERSHIPS, UNIQUE PHYSICAL LIMITATIONS, AND/OR PHYSICAL DESIGN CONSTRAINTS. THE SELECTED LOCATION SHOULD SERVE AS MANY PROPERTIES AND INTERESTS AS POSSIBLE TO REDUCE THE NEED FOR ADDITIONAL DIRECT ACCESS TO THE HIGHWAY. IN SELECTING LOCATIONS FOR FULL MOVEMENT INTERSECTIONS, PREFERENCE WILL BE GIVEN TO PUBLIC ROADWAYS THAT ARE ON LOCAL THOROUGHFARE PLANS.
4. 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 AS DIRECTED BY TXDOT.
5. ANY TRAFFIC CONTROL MEASURES (LEFT-TURN LANE, RIGHT-TURN LANE SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

SCHOOL DISTRICT NOTE:

REFERENCED PROPERTY LIES WITHIN THE COMAL INDEPENDENT SCHOOL DISTRICT.

COMMON SPACE NOTE:

LOT 900 BLOCK 115 IS A LANDSCAPE, PEDESTRIAN AND ACCESS EASEMENT. AFOREMENTIONED LOT TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR PROPERTY OWNER AND NOT THE CITY OF NEW BRAUNFELS.

SIDEWALK AND ACCESSWAY NOTE:

1. SIX (6) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED BY THE DEVELOPER PER CITY STANDARDS AT THE TIME OF STREET CONSTRUCTION ALONG:
 - MAYTOWN DRIVE (IH-35 TO GUTHRIE TRL)
 - PROMENADE TRAIL
2. TWELVE (12) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED BY THE DEVELOPER PER CITY STANDARDS AT THE TIME OF STREET CONSTRUCTION ALONG MAYTOWN DRIVE (GUTHRIE TRL TO PROMENADE TRL)
3. SIX (6) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED BY THE BUILDER PER CITY STANDARDS AT THE TIME OF BUILDING PERMIT ALONG:
 - KOHLENBERG ROAD
 - IH-35

STATE OF TEXAS
COUNTY OF COMAL

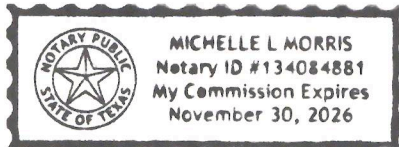
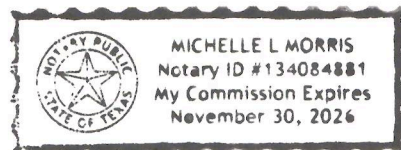
I (WE), THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE MAYFAIR - PARCEL E-15 SUBDIVISION TO THE CITY OF NEW BRAUNFELS, COUNTY OF COMAL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: JIM VATER
SOUTHSTAR AT MAYFAIR KOHLENBERG, L.L.C.
A TEXAS LIMITED LIABILITY COMPANY
2055 CENTRAL PLAZA, SUITE 110, BOX 195,
NEW BRAUNFELS, TX 78130

STATE OF TEXAS
COUNTY OF COMAL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 25th DAY OF June, 2025, BY Jim Vater

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: Nov. 30, 2026



PAPE-DAWSON ENGINEERS

1672 INDEPENDENCE DR, STE 102 | NEW BRAUNFELS, TX 78132 | 830.632.5553
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: June 24, 2025

STATE OF TEXAS
COUNTY OF COMAL

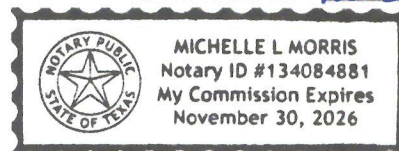
I (WE), THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE MAYFAIR - PARCEL E-15 SUBDIVISION TO THE CITY OF NEW BRAUNFELS, COUNTY OF COMAL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: JIM VATER
SOUTHSTAR AT MAYFAIR DEVELOPER, LLC
A TEXAS LIMITED LIABILITY COMPANY
2055 CENTRAL PLAZA, SUITE 110, BOX 195,
NEW BRAUNFELS, TX 78130

STATE OF TEXAS
COUNTY OF COMAL

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NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: Nov. 30, 2026



STATE OF TEXAS
COUNTY OF COMAL

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OWNER/DEVELOPER: JIM VATER
BEAVERHEAD NB, L.L.C.
A TEXAS LIMITED LIABILITY COMPANY
2055 CENTRAL PLAZA, SUITE 110, BOX 195,
NEW BRAUNFELS, TX 78130

STATE OF TEXAS
COUNTY OF COMAL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 25th DAY OF June, 2025, BY Jim Vater

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: Nov. 30, 2026

CERTIFICATE OF APPROVAL

APPROVED THIS THE 7th DAY OF March, 2025, BY THE CITY OF NEW BRAUNFELS, TEXAS.

APPROVED FOR ACCEPTANCE

6/26/2025 Matthew Linnert
DATE for DIRECTOR OF PLANNING
Chris Pans Chris Pans
DATE CITY ENGINEER

STATE OF TEXAS

COUNTY OF COMAL

I, Bobbie Koeppe, DO HEREBY CERTIFY THAT THE FOREGOING

INSTRUMENT WAS FILED FOR RECORD IN THE MAP AND PLAT RECORDS.

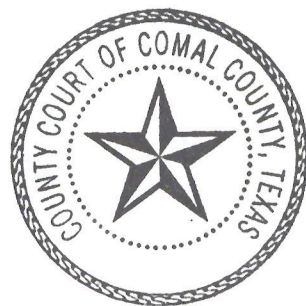
DOC. # 202506020320 OF COMAL COUNTY ON THE 1st

DAY OF July, 2025 AT 1:27 P.M.

WITNESS MY HAND OFFICIAL SEAL, THIS THE 1st DAY OF July, 2025

COUNTY CLERK, COMAL, COUNTY, TEXAS

BY: Jessica Hester, DEPUTY



PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

CURVE AND LINE
DATA ON SHEET 1 OF 3

SHEET 1 OF 3

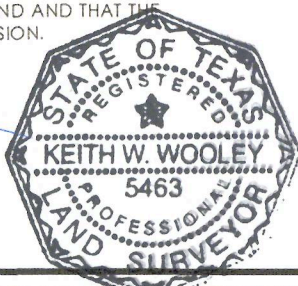
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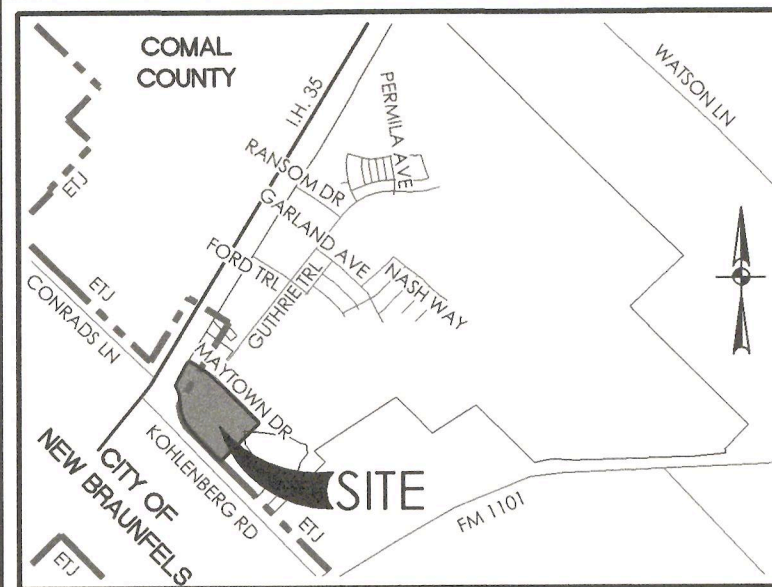
1. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH $\frac{1}{2}$ " IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SCALED TO SURFACE WITH A SURFACE ADJUSTMENT OF 1.00017 APPLIED.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

KNOW ALL MEN BY THESE PRESENTS

I, THE UNDERSIGNED KEITH W. WOOLEY, 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.

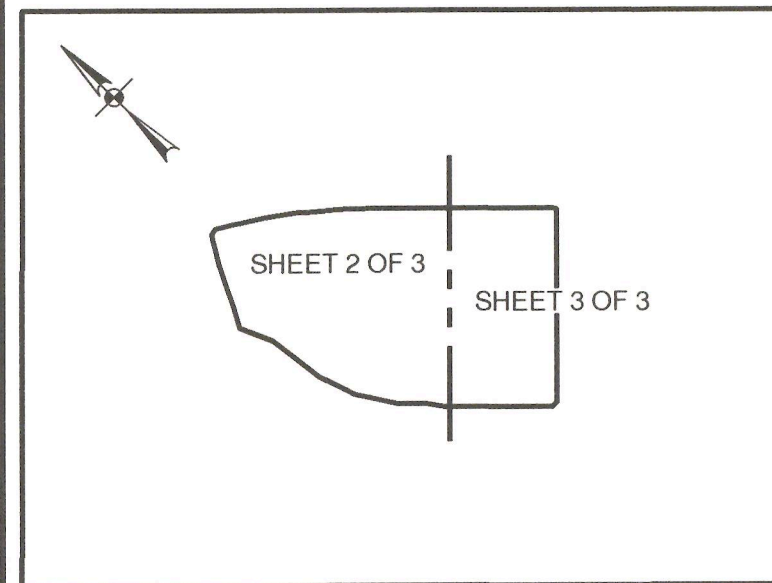
KEITH W. WOOLEY
REGISTERED PROFESSIONAL LAND SURVEYOR #5463
PAPE-DAWSON ENGINEERS, INC.
1672 INDEPENDENCE DR, STE 102
NEW BRAUNFELS, TEXAS 78132





LOCATION MAP

MARSCO MAP GRID: 123X1
NOT-TO-SCALE



INDEX MAP

SCALE: 1"= 1000'

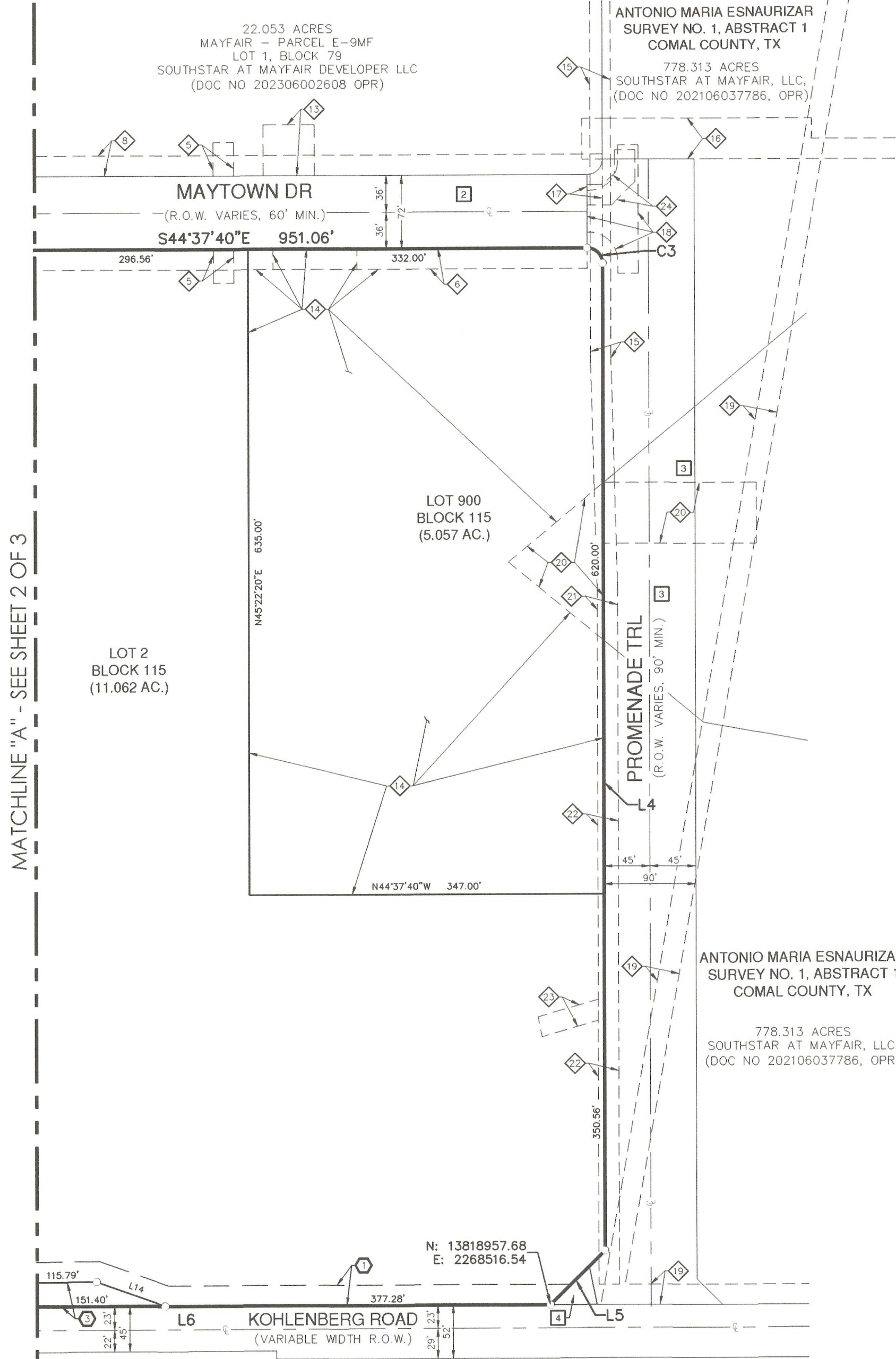
SUBDIVISION PLAT
OF
MAYFAIR - PARCEL E-15

BEING 36.230 ACRES OF LAND, SITUATED IN THE ANTONIO MARIA ESNAURIZAR SURVEY NUMBER 1, ABSTRACT NUMBER 1, COMAL COUNTY, TEXAS AND BEING COMPRISED OF A PORTION OF 1.735 ACRES, DESCRIBED IN A DEED FROM JOHN DENMAN SMITH TO SOUTHSTAR AT MAYFAIR, LLC, AS RECORDED IN DOCUMENT NUMBER 202406017875 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, A PORTION OF 20.900 ACRES, DESCRIBED IN A DEED FROM STATE OF TEXAS TO BEAVERHEAD NB, LLC, AS RECORDED IN DOCUMENT NUMBER 202106037785 OF THE SAID OFFICIAL PUBLIC RECORDS AND A PORTION OF 778.313 ACRES, DESCRIBES IN A DEED FROM SOUTHSTAR AT MAYFAIR, LLC, TO SOUTHSTAR AS MAYFAIR, LLC, TO SOUTHSTAR AT MAYFAIR DEVELOPER, LLC, OF THE SAID OFFICIAL PUBLIC RECORDS.

22.053 ACRES
MAYFAIR - PARCEL E-9MF
LOT 1, BLOCK 79
SOUTHSTAR AT MAYFAIR DEVELOPER LLC
(DOC NO 202306002608 OPR)

ANTONIO MARIA ESNAURIZAR
SURVEY NO. 1, ABSTRACT 1
COMAL COUNTY, TX

778.313 ACRES
SOUTHSTAR AT MAYFAIR, LLC,
(DOC NO 202106037786, OPR)

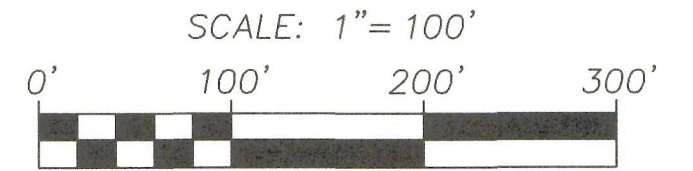
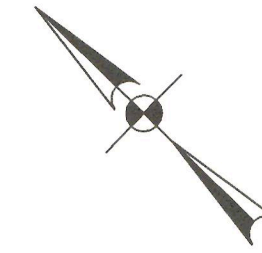


MATCHLINE "A" - SEE SHEET 2 OF 3

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

CURVE AND LINE
DATA ON SHEET 1 OF 3

SHEET 3 OF 3



**PAPE-DAWSON
ENGINEERS**

1672 INDEPENDENCE DR, STE 102 | NEW BRAUNFELS, TX 78132 | 830.632.5633
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: June 24, 2025