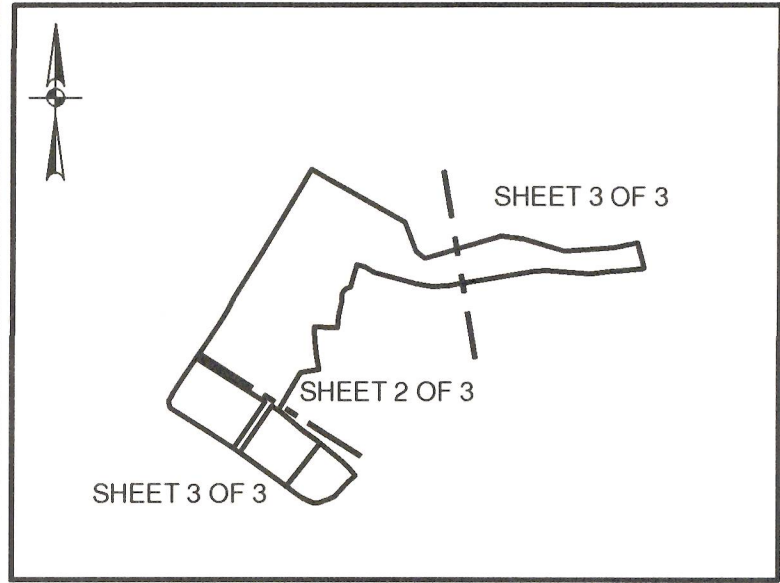
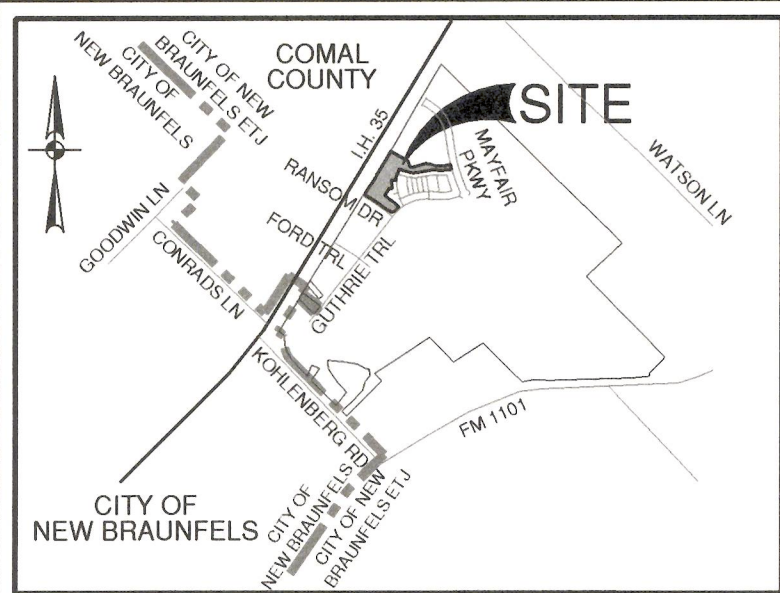


202506033368



CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	3100.00'	2°33'34"	S14°48'54"E	138.47'	138.48'
C2	50.00'	104°50'48"	S33°51'52"W	79.25'	91.50'
C3	15.00'	33°57'47"	S1°34'39"E	8.76'	8.89'
C4	528.00'	13°28'52"	S8°39'49"W	123.95'	124.23'
C5	648.00'	11°31'08"	S3°50'11"E	130.06'	130.28'
C6	1226.00'	2°33'30"	S48°46'43"W	54.74'	54.74'
C7	457.00'	10°08'54"	S42°25'31"W	80.84'	80.95'
C8	75.00'	32°33'05"	S53°37'36"W	42.04'	42.61'
C9	25.00'	17°17'47"	S78°33'03"W	7.52'	7.55'
C10	381.00'	18°45'22"	N60°53'36"W	124.17'	124.72'
C11	5045.00'	6°38'27"	S54°50'09"E	584.42'	584.74'
C12	23072.30'	1°21'04"	N31°15'02"E	544.10'	544.12'
C13	572.08'	1°39'06"	N47°52'22"E	16.49'	16.49'
C14	497.00'	10°08'54"	N42°25'31"E	87.92'	88.03'
C15	35.00'	4°25'05"	N39°33'36"E	2.70'	2.70'
C16	55.00'	10°32'38"	S42°37'23"W	10.11'	10.12'
C17	477.00'	10°08'54"	S42°25'31"W	84.38'	84.49'
C18	1246.00'	2°33'27"	S48°46'42"W	55.62'	55.62'

SURVEYOR'S NOTES:

- 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 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.
- 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.
- DIMENSIONS SHOWN ARE SCALED TO SURFACE WITH A SURFACE ADJUSTMENT OF 1.00017 APPLIED.
- 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

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 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.
- 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.
- UTILITIES SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARD AND METER LOCATIONS SHALL NOT BE LOCATED WITHIN A FENCED AREA.
- EACH LOT MUST HAVE ITS OWN WATER AND SEWER SERVICE AT THE OWNER/DEVELOPERS EXPENSE.
- 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.
- NBU IS NOT RESPONSIBLE FOR LANDSCAPING OR IRRIGATION IN UE/LE.

TXDOT PLAT NOTES:

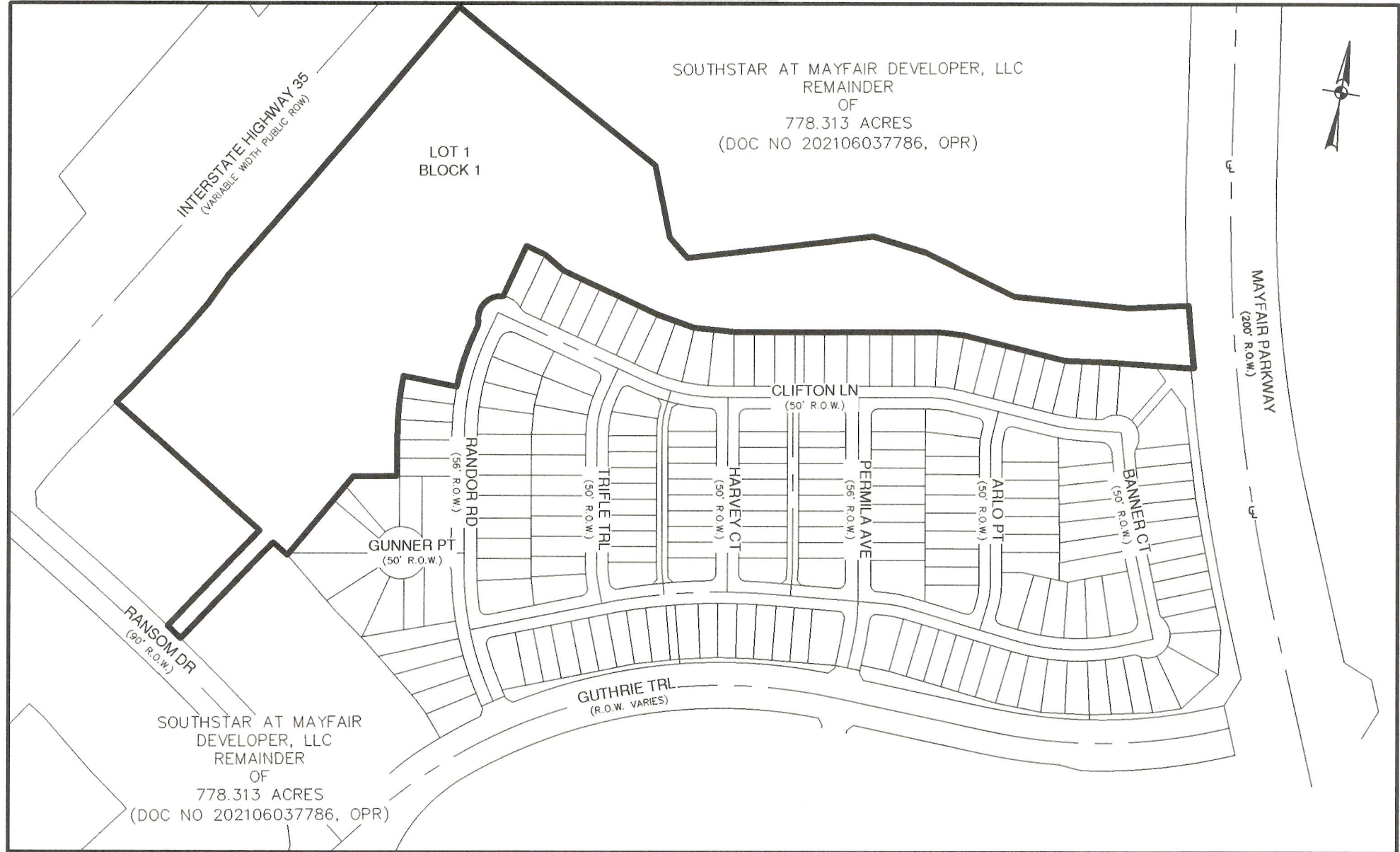
- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- THE OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE 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 ENCR OACH 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.
- 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.
- 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.
- 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.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S59°31'58"E	80.73'
L2	S20°56'08"E	162.37'
L3	S51°01'31"E	60.28'
L4	S82°37'05"E	121.51'
L5	N77°42'08"E	131.34'
L6	S73°54'19"W	7.07'
L7	S84°24'15"W	183.91'
L8	S82°46'33"W	94.25'
L9	N85°35'45"W	231.38'
L10	S86°43'52"W	58.25'
L11	S80°24'15"W	451.08'
L12	S86°09'36"W	88.20'

LINE TABLE		
LINE #	BEARING	LENGTH
L13	N79°53'50"W	86.53'
L14	N58°39'57"W	53.58'
L15	N74°35'45"W	45.00'
L16	S15°24'15"W	122.76'
L17	S15°24'15"W	17.74'
L18	N88°04'37"W	120.00'
L19	S9°35'45"E	92.84'
L20	S80°24'15"W	97.40'
L21	S30°12'49"W	227.54'
L22	S50°35'45"E	164.67'
L23	S54°24'36"E	90.20'
L24	S50°35'45"E	171.75'

LINE TABLE		
LINE #	BEARING	LENGTH
L25	S45°59'25"E	39.03'
L26	S39°58'59"E	63.10'
L27	S69°54'09"W	63.47'
L28	S87°11'57"W	21.00'
L29	N58°09'23"W	191.75'
L30	N13°09'23"W	35.00'
L31	N27°41'37"E	43.36'
L32	N31°50'37"E	73.00'
L33	N34°06'32"E	150.00'
L34	N35°25'22"E	50.00'
L35	N33°25'22"E	170.00'
L36	N31°24'06"E	78.10'

LINE TABLE		
LINE #	BEARING	LENGTH
L37	N25°51'14"E	77.00'
L38	N30°23'16"E	238.24'
L39	S50°35'45"E	20.03'
L40	S57°50'23"E	41.93'



AREA BEING REPLATTED

SCALE: 1"= 300'

19.129 ACRES PLATTED AS LOT 1, BLOCK 1 MAYFAIR - FAIRWAY PARK RECORDED IN DOCUMENT NUMBER 202406035613 OF THE OFFICIAL PUBLIC RECORD OF COMAL COUNTY TEXAS.

SCHOOL DISTRICT NOTE:

REFERENCED PROPERTY LIES WITHIN THE COMAL INDEPENDENT SCHOOL DISTRICT.

SIDEWALK NOTES:

- TWO (2) MINOR TRAILHEADS WILL BE CONSTRUCTED ON LOT 1 AT THE TIME OF BUILDING PERMIT IN COMPLIANCE WITH MAYFAIR DDCD STANDARDS.
- TEN (10) FOOT SIDEWALK WILL BE CONSTRUCTED BY THE DEVELOPER PER CITY STANDARDS AT THE TIME OF STREET CONSTRUCTION ALONG MAYFAIR PARKWAY.
- TWELVE (12) FOOT SIDEWALK IS EXISTING ALONG GUTHRIE TRAIL.
- SIX (6) FOOT SIDEWALK WILL BE CONSTRUCTED BY THE DEVELOPER PER CITY STANDARDS AT THE TIME OF BUILDING PERMIT ALONG IH-35.

CROSS ACCESS:

LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOT(S) 1-4, BLOCK 1.

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. 48091C0295F 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)

PAPE-DAWSON

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

DATE OF PREPARATION: September 22, 2025

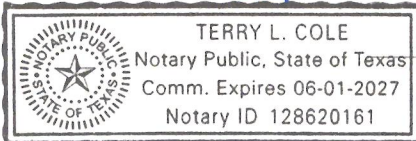
STATE OF TEXAS
COUNTY OF COMAL

I (WE), THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, (LOTS 1, 3, AND 4, BLOCK 1) AND DESIGNATED HEREIN AS THE MAYFAIR - NORTH RANSOM COMMERCIAL 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: THAD RUTHERFORD, PRESIDENT
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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 24 DAY OF September, 2025, BY Thad Rutherford



TERRY L. COLE
Notary Public, State of Texas
Comm. Expires 06-01-2027
Notary ID 128620161

STATE OF TEXAS
COUNTY OF BEXAR

I (WE), THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, (LOT 2, BLOCK 1) AND DESIGNATED HEREIN AS THE MAYFAIR - NORTH RANSOM COMMERCIAL 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: MARK LEE, MANAGER
BIRVEK RETAIL, LLC,
A TEXAS LIMITED LIABILITY COMPANY
115 OTTAWA RUN
SAN ANTONIO, TEXAS 78231

STATE OF TEXAS
COUNTY OF BEXAR

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 30th DAY OF September, 2025, BY Mark Lee



NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: 10-11-2027

CERTIFICATE OF APPROVAL

APPROVED THIS THE 29th DAY OF July, 2025, BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT OF THE CITY OF NEW BRAUNFELS, TEXAS.

APPROVED FOR ACCEPTANCE

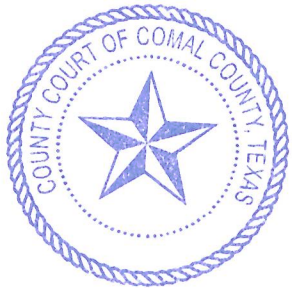
10/10/2025 Matthew Simms
DATE
10/9/2025
DATE
CITY ENGINEER

STATE OF TEXAS

COUNTY OF COMAL
I, Paddore, Hoeppe, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN THE MAP AND PLAT RECORDS, DOC. # 202506033368 OF COMAL COUNTY ON THE 10th DAY OF October, 2025 AT 1:52 P.M.
WITNESS MY HAND OFFICIAL SEAL, THIS THE 10th DAY OF October, 2025.

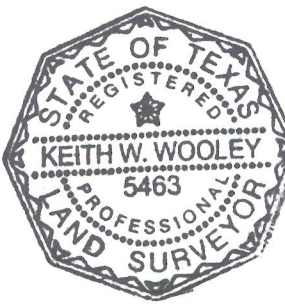
COUNTY CLERK, COMAL, COUNTY, TEXAS

DEPUTY



SHEET 1 OF 3

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



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

The map shows the proposed site location in Comal County, Texas. The site is located on the east side of FM 1101, south of the intersection with the City of New Braunfels. The map includes labels for the City of New Braunfels, City of Comal, City of San Antonio, and City of Austin. The site is marked with a red dot and labeled 'SITE'.

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
DOC	DOCUMENT NUMBER	ROW	RIGHT-OF-WAY
DR	DEED RECORDS OF COMAL COUNTY, TEXAS	-	REPETITIVE BEARING AND/OR DISTANCE
ETJ	EXTRATERRITORIAL JURISDICTION		
OPR	OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS	(SURVEYOR)	FOUND 12" IRON ROD (UNLESS NOTED OTHERWISE) SET 1/2" IRON ROD (PD)

14	20' PUBLIC UTILITY EASEMENT	11	VARIABLE WIDTH DRAINAGE EASEMENT (DOC NO 202206045656, OPR)
15	VARIABLE WIDTH SANITARY SEWER EASEMENT	12	20' SANITARY SEWER EASEMENT (DOC NO 202206046285, OPR)
16	40' ACCESS EASEMENT	13	20' PUBLIC UTILITY EASEMENT (DOC NO 202406035613, OPR)
1	20' PIPELINE EASEMENT (VOL. 143, PG 362, DR)	1	EAST TRACT 1 453.748 ACRE MNB REAL ESTATE INVESTMENTS, LLC (DOC NO 202106037787, OPR)
2	CHANNEL EASEMENT (VOL. 106, PG. 494 DR)	2	MAYFAIR - PARCEL E-6 (DOC NO 202306025555, OPR)
3	VARIABLE WIDTH DRAINAGE EASEMENT (DOC NO 202206045668, OPR)	3	SOUTHTAR AT MAYFAIR DEVELOPER, LLC, REMAINDER OF 778.313 ACRES (DOC NO 202106037786, OPR)
4	VARIABLE WIDTH DRAINAGE EASEMENT (DOC NO 202406005025, OPR)	4	LOT 1, BLOCK 1 (19.129 ACRES)
5	20' UTILITY EASEMENT (DOC NO 202306002555, OPR)		
6	10' UTILITY EASEMENT (DOC NO 202306002555, OPR)		
7	VARIABLE WIDTH DRAINAGE EASEMENT (DOC NO 202306002555, OPR)		
8	20' UTILITY EASEMENT (DOC NO 202206046252, OPR)		
9	VARIABLE WIDTH DRAINAGE EASEMENT (DOC NO 202206045654, OPR)		
10	20' UTILITY EASEMENT (DOC NO 202306020227, OPR)		



BEING A TOTAL OF 25.435 ACRES, COMPRISED OF LOT 1, BLOCK 1 OF THE MAYFAIR - FAIRWAY PARK RECORDED IN DOCUMENT NO. 202406035613. ALL OF A 2.816 ACRE TRACT CONVEYED TO BIRKER RETAIL, LLC, IN DEED RECORDED IN DOCUMENT 202506012812, AND 3.490 ACRES OUT OF THAT CALLED 778.313 ACRE TRACT CONVEYED TO SOUTHEASTAR TO MAYFAIR DEVELOPER, LLC, IN DEED RECORDED IN DOCUMENT 202106037786, ALL IN THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS. SITUATED IN ANTONIO MARIA ENSAURIZAR SURVEY NO. 1, ABSTRACT 1, COMAL COUNTY, TEXAS. ESTABLISHING LOT 2, BLOCK 1; LOT 3, BLOCK 1 AND LOT 4, BLOCK 1.

N: 13825442.59
E: 2270798.31

S60°48'16"E 477.83'

N: 13824379.83
E: 2270743.05

LOT 1
BLOCK 1
(19.129 AC.)

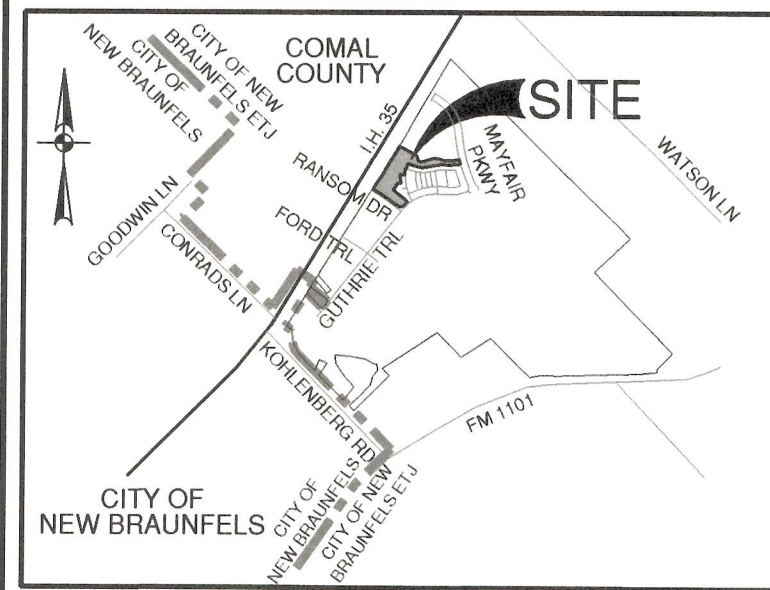
CURVE AND LINE
DATA ON SHEET 1 OF 3

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

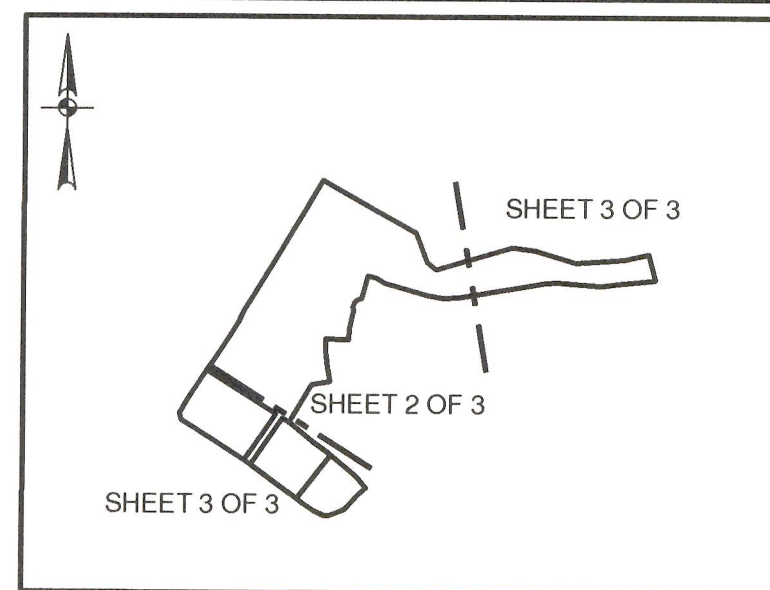
SHEET 2 OF 3

Civil Job No. 30002-77

FILE P: \300\02\77\Design\Civil\Plot\RP-300277-N RANSOM COMMERCIAL PLAT.dwg



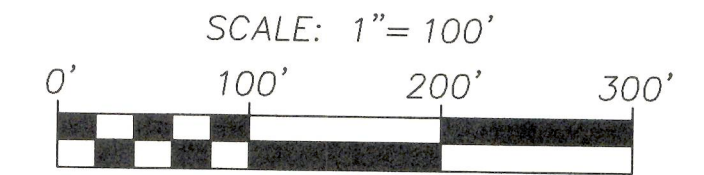
LOCATION MAP
NOT-TO-SCALE



INDEX MAP
SCALE: 1"= 1000'

SUBDIVISION PLAT OF MAYFAIR - NORTH RANSOM COMMERCIAL

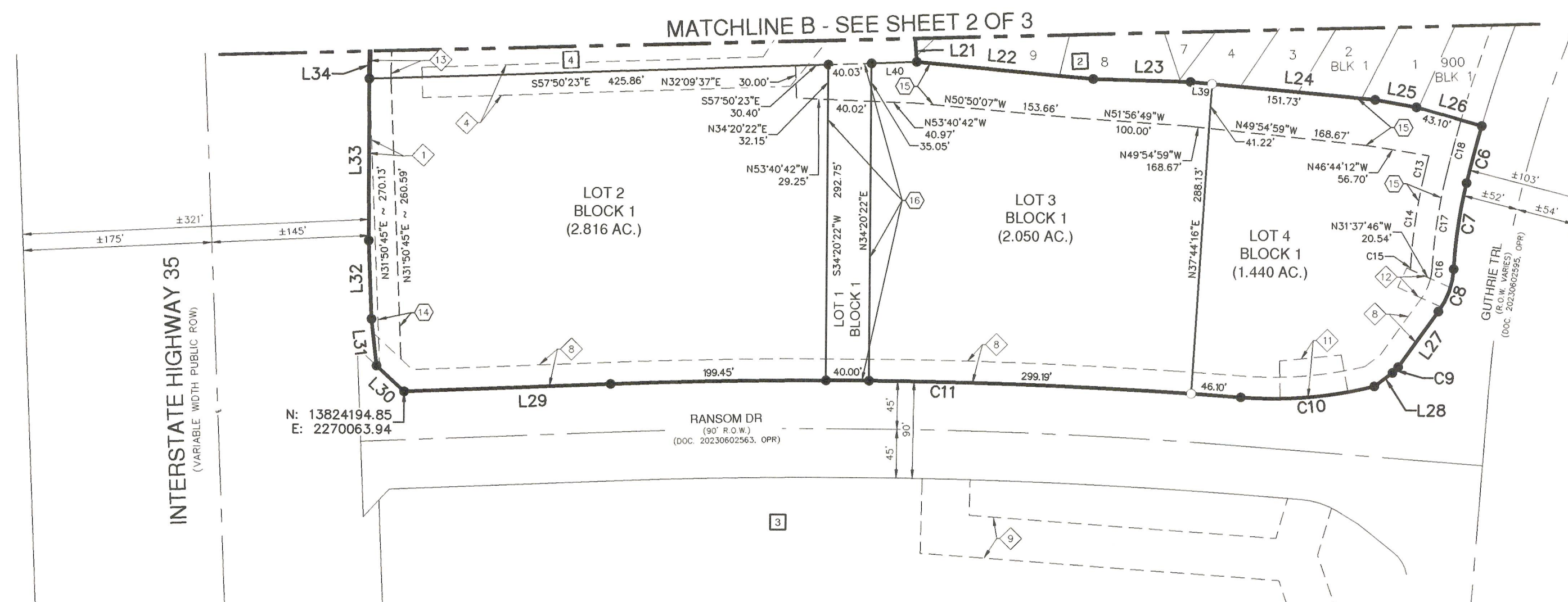
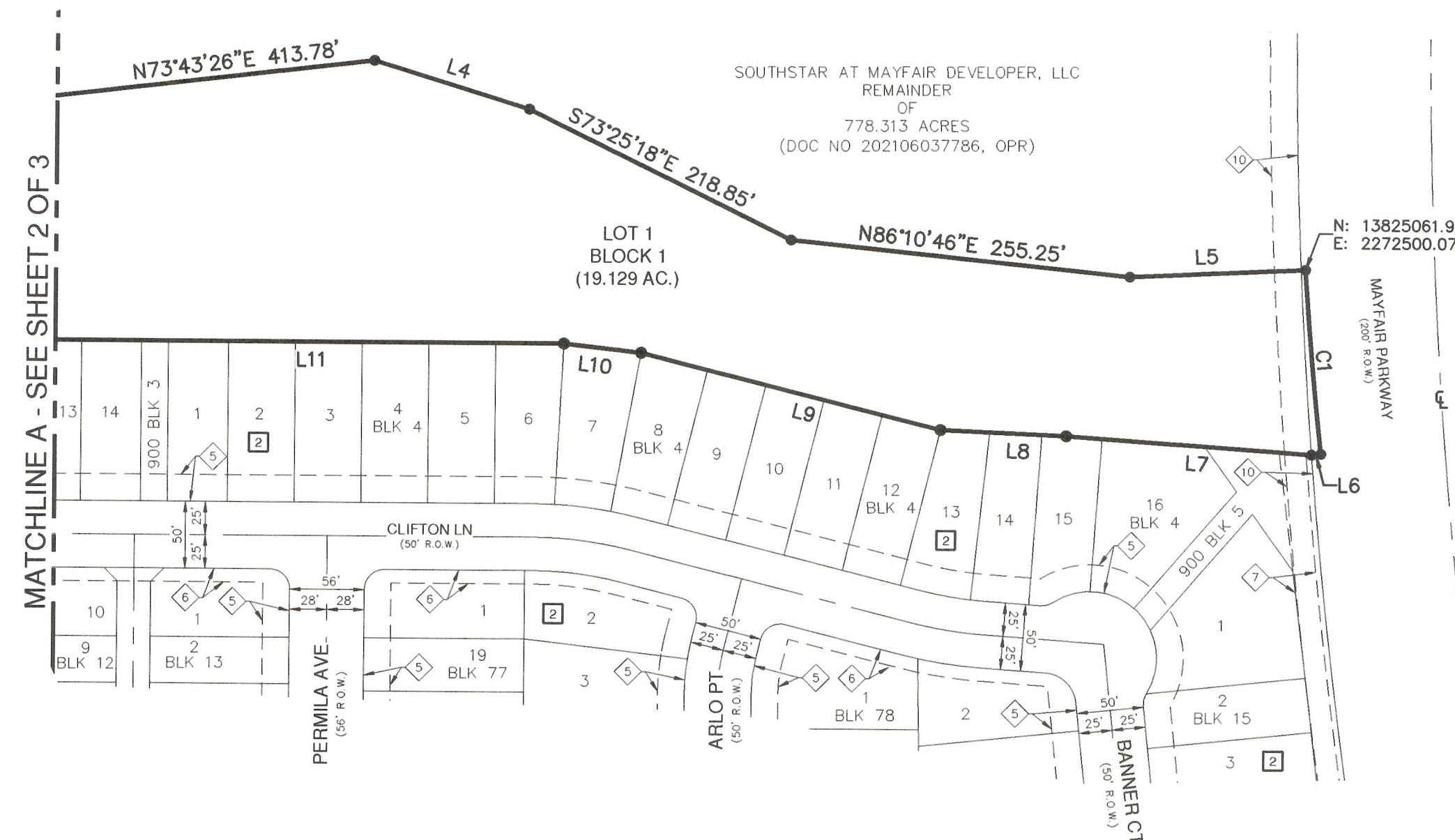
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PAPE-DAWSON

1672 INDEPENDENCE DR, STE 102 I NEW BRAUNFELS, TX 78132 I 830.832.5833
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: September 22, 2025



SHEET 3 OF 3

CURVE AND LINE
DATA ON SHEET 1 OF 3
PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT