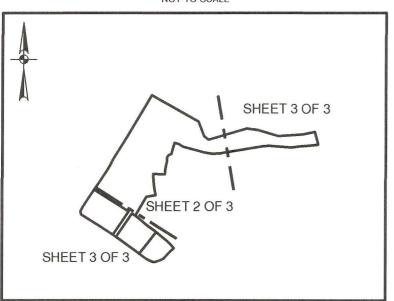
LOCATION MAP NOT-TO-SCALE



INDEX MAP SCALE: 1"= 1000"

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 I' 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

. 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.



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. 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. 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.

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 TXDOT'S, "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

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.

	UNIT (NBCO 118-58).													
LINE TABLE				LINE TABLE				LINE TABLE						
NE #	BEARING	LENGTH		LINE #	BEARING	LENGTH		LINE #	BEARING	LENG				
L1	S59'31'58"E	80.73		L13	N79'53'50"W	86.53'		L25	S45°59'25"E	39.03				
L2	S20'56'08"E	162.37		L14	N58'39'57"W	53.58'		L26	S39'58'59"E	63.10				
L3	S51'01'31"E	60.28'		L15	N74'35'45"W	45.00'		L27	S69'54'09"W	63.47				
L4	S82'37'05"E	121.51		L16	S15'24'15"W	122.76		L28	S87'11'57"W	21.00				
L5	N77'42'08"E	131.34'		L17	S15'24'15"W	17.74		L29	N58'09'23"W	191.75				
L6	S73'54'19"W	7.07'		L18	N88'04'37"W	120.00'		L30	N13'09'23"W	35.00				
L7	S84'24'15"W	183.91		L19	S9'35'45"E	92.84		L31	N27'41'37"E	43.36				
L8	S82'46'33"W	94.25'		L20	S80'24'15"W	97.40		L32	N31'50'37"E	73.00				
L9	N85'35'45"W	231.38'		L21	S30'12'49"W	227.54		L33	N34'06'32"E	150.00				
L10	S86'43'52"W	58.25'		L22	S50'35'45"E	164.67		L34	N35°25'22"E	50.00				
L11	S80'24'15"W	451.08'		L23	S54'24'36"E	90.20		L35	N33'25'22"E	170.00				
L12	S86'09'36"W	88.20'		L24	S50'35'45"E	171.75		L36	N31'24'06"E	78.10				

LOT 1 BLOCK 1

GUNNER P

SOUTHSTAR AT MAYFAIR

DEVELOPER, LLC

REMAINDER

778.313 ACRES

(DOC NO 202106037786, OPR)

GUTHRIE TRL.

AND LOT 4, BLOCK 1.

ANY DWELLING UNITS ARE CONSTRUCTED, THE OWNER OF THE LOT SHALL CONTACT THE CITY AND COMPLY WITH THE ORDINANCE FOR EACH DWELLING LINE TABLE INE # | BEARING | LENGTH L37 N25'51'14"E L38 N30°23'16"E 238.24 L39 S50'35'45"E

SOUTHSTAR AT MAYFAIR DEVELOPER, LLC REMAINDER

778.313 ACRES

(DOC NO 202106037786, OPR)

LIFTONIN

L40 S57'50'23"E 41.93'

SUBDIVISION PLAT

MAYFAIR - NORTH RANSOM

COMMERCIAL

BEING A TOTAL OF 25.435 ACRES, COMPRISED OF LOT 1, BLOCK 1 OF THE

ALL OF A 2.816 ACRE TRACT CONVEYED TO BIRVEK RETAIL, LLC, IN DEED

RECORDED IN DOCUMENT 202506012812, AND 3.490 ACRES OUT OF THAT

CALLED 778.313 ACRE TRACT CONVEYED TO SOUTHSTAR AT MAYFAIR

SITUATED IN ANTONIO MARIA ESNAURIZAR SURVEY NO. 1, ABSTRACT 1.

COMAL COUNTY, TEXAS. ESTABLISHING LOT 2, BLOCK 1; LOT 3, BLOCK 1

THIS SUBDIVISION IS WITHIN THE ETJ OF THE CITY OF NEW BRAUNFELS, TEXAS.

OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.

GARAGE AND SHALL PREVENT WATER FROM LEAVING THE STREET.

THIS UNIT CONTAINS 4 BUILDABLE LOTS.

COMAL COUNTY ROAD DEPARTMENT.

THE MAYFAIR DDCD.

COMAL COUNTY, TEXAS.

AS AMENDED.

THIS SUBDIVISION IS NOT WITHIN THE EDWARDS AQUIFER JURISDICTIONAL ZONES.

FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS AND

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

ANY DRIVEWAY CONSTRUCTION ON COUNTY ROADS WITHIN THE

UNINCORPORATED AREAS OF COMAL COUNTY MUST BE PERMITTED BY THE

STREET TREE PLANTING WILL OCCUR WITH BUILDING PERMIT IN COMPLIANCE WITH

THIS PLAT IS SUBJECT TO THE REQUIREMENTS AND REGULATIONS OF THE MAYFAIR

THIS PLAT IS SUBJECT TO THE TERMS OF A UTILITY COST SHARING AGREEMENT SOUTHSTAR AT MAYFAIR, LLC. A COPY OF THE UTILITY COST SHARING AGREEMENT IS RECORDED AS DOCUMENT NO. 202206006599 IN THE OFFICIAL RECORDS OF

DEVELOPER AND LANDOWNERS COMPLY WITH THEIR OBLIGATIONS OUTLINED

10. NBU WILL ONLY SERVE WATER OR WASTEWATER TO A PLATTED LOT ONLY IF THE

WITHIN THE UTILITY COST SHARING AGREEMENT SOUTHSTAR AT MAYFAIR, LLC.

11. NON-RESIDENTIAL USE SUBDIVISIONS ARE NOT SUBJECT TO PARK LAND DEDICATION AND DEVELOPMENT REQUIREMENTS. HOWEVER, AT SUCH TIME THAT

DEVELOPMENT AGREEMENT, RECORDED AS DOCUMENT NO. 202206006377 AND

4. THE ELEVATION OF THE LOWEST FLOOR OF A STRUCTURE SHALL BE AT LEAST 10

IN THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS,

DEVELOPER, LLC. IN DEED RECORDED IN DOCUMENT 202106037786, ALL

MAYFAIR - FAIRWAY PARK RECORDED IN DOCUMENT NO. 202406035613

SCHOOL DISTRICT NOTE:

REFERENCED PROPERTY LIES WITHIN THE COMAL INDEPENDENT SCHOOL DISTRICT.

SIDEWALK NOTES:

1. TWO (2) MINOR TRAILHEADS WILL BE CONSTRUCTED ON LOT 1 AT THE TIME OF
BUILDING PERMIT IN COMPLIANCE WITH MAYFAIR DDCD STANDARDS.

2. 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.

LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOT(S)

NO PORTION OF ANY LOT ON THIS PLAT IS WITHIN AN INDICATED SPECIAL FLOOD HAZARD ZONE ACCORDING TO THE FEMA FIRM MAP NO. 48091 C0295F EFFECTIVE

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 I NEW BRAUNFELS, TX 78132 I 830.632.5633 TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: September 22, 2025

202506033368

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.

THAD RUTHERFORD, PRESIDENT

OWNER/DEVELOPER:

A TEXAS LIMITED LIABILITY COMPANY 2055 CENTRAL PLAZA, SUITE 110, BOX 195, NEW BRAUNFELS, TX 78130

SOUTHSTAR AT MAYFAIR DEVELOPER, LLC,

STATE OF TEXAS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 24
OF September , 2025 , BY Thad but her ford

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

NOTARY PUBLIC, STATE OF TEXAS MY COMMISSION EXPIRES: 06/01 2027

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

Carol Maysonet

Exp. 10/11/2027 03 ID No.132207388, T

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS OF SEPTEMBER

NOTARY PUBLIC, STATE OF TEXAS MY COMMISSION EXPIRES: 10-11-7027

FOR PLANNING DIRECTOR (NBCO 118-30(1))

CERTIFICATE OF APPROVAL

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT OF THE CITY OF NEW BRAUNFELS, TEXAS.

DIRECTOR OF PLANNING

STATE OF TEXAS

COUNTY OF COMA

I, BOODOR HOLPP, DO HEREBY CERTIFY THAT THE FOREGOING

INSTRUMENT WAS FILED FOR RECORD IN THE MAP AND PLAT RECORDS. DOC. # 2025110033368 OF COMAL COUNTY ON THE 16th DAY OF OCTOBER, 20 25 AT 1:52 PM.

WITNESS MY HAND OFFICIAL SEAL, THIS THE

With DAY OF OCHOBER 20 DS

COUNTY CLERK, COMAL, COUNTY, TEXAS

LAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

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



SHEET 1 OF 3