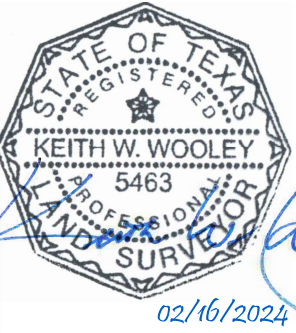
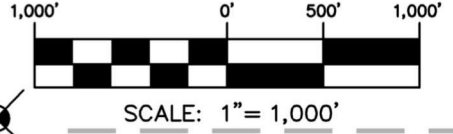
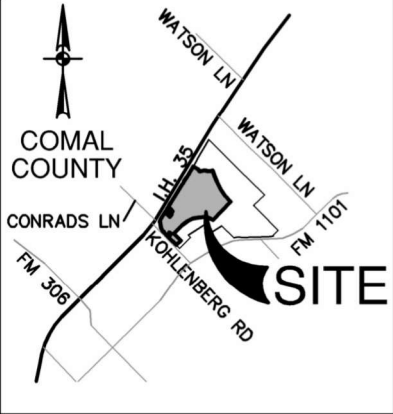


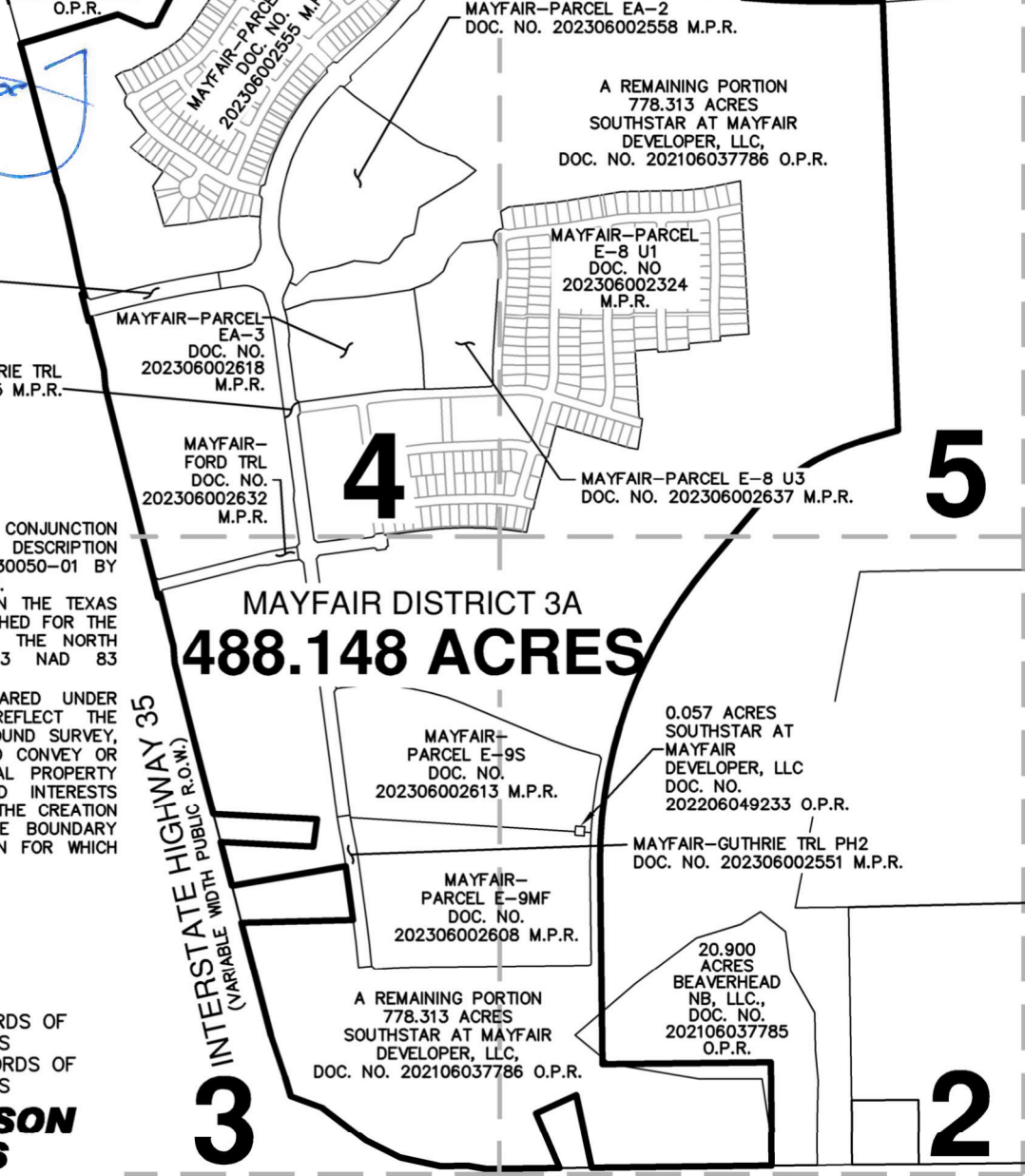
Mayfair Municipal Utility District 3A
488.148 Acres

488.148 Acres, situated in the A. M. Esnaurizar Survey Number 1, Abstract 1 Comal County, Texas, being comprised of all of Mayfair-Ransom Dr, as recorded in Document Number 202306002563, Mayfair-Guthrie Trl, as recorded in Document Number 202306002595, Mayfair-Ford Trl, as recorded in Document Number 202306002632, Mayfair-Guthrie Trl, Phase 2, as recorded in Document Number 202306002551, Mayfair - Parcel E-6, as recorded in Document Number 202306002555, Mayfair - Parcel EA-2, as recorded in Document Number 202306002558, Mayfair - Parcel EA-3, as recorded in Document Number 202306002618, Mayfair - Parcel E-8, Unit 3, as recorded in Document Number 202306002637, Mayfair - Parcel E-8, Unit 1, as recorded in Document Number 202306002324, Mayfair - Parcel E-9S, as recorded in Document Number 202306002613, Mayfair - Parcel E-9MF, as recorded in Document Number 202306002608 of the Map and Plat Records of Comal County, Texas and 0.057 Acres, described in a deed from Crystal Clear Special Utility District to Southstar at Mayfair Developer, LLC, as recorded in Document Number 202206049233 of the Official Public Records of Comal County, Texas and a portion of 778.313 Acres, described in a Deed from Southstar at Mayfair, LLC to Southstar at Mayfair Developer, LLC, as recorded in Document Number 202106037786, 453.748 Acres, designated East Tract 1, in a Deed from Southstar at Mayfair, LLC, to MNB Real Estate Investments, LLC, as recorded in Document Number 202106037787 and 20.900 Acres, described in a Deed from the State of Texas to Beaverhead NB, LLC, as recorded in Document Number 202106037785 of the Official Public Records of Comal County, Texas.



A REMAINING PORTION
 778.313 ACRES
 SOUTHSTAR
 AT MAYFAIR
 DEVELOPER, LLC,
 DOC. NO. 202106037786
 O.P.R.

453.748 ACRES
 OWNER: MNB REAL ESTATE
 INVESTMENTS, LLC
 DOC. NO. 202106037787 O.P.R.



MAYFAIR-RANSOM DR
 DOC. NO. 202306002563 M.P.R.

MAYFAIR-GUTHRIE TRL
 DOC. NO. 202306002595 M.P.R.

MAYFAIR-PARCEL
 EA-3
 DOC. NO. 202306002618
 M.P.R.

MAYFAIR-FORD TRL
 DOC. NO. 202306002632
 M.P.R.

MAYFAIR-PARCEL EA-2
 DOC. NO. 202306002558 M.P.R.

A REMAINING PORTION
 778.313 ACRES
 SOUTHSTAR AT MAYFAIR
 DEVELOPER, LLC,
 DOC. NO. 202106037786 O.P.R.

MAYFAIR-PARCEL
 E-8 U1
 DOC. NO. 202306002324
 M.P.R.

MAYFAIR-PARCEL E-8 U3
 DOC. NO. 202306002637 M.P.R.

MAYFAIR-PARCEL E-9S
 DOC. NO. 202306002613 M.P.R.

MAYFAIR-PARCEL E-9MF
 DOC. NO. 202306002608 M.P.R.

A REMAINING PORTION
 778.313 ACRES
 SOUTHSTAR AT MAYFAIR
 DEVELOPER, LLC,
 DOC. NO. 202106037786 O.P.R.

0.057 ACRES
 SOUTHSTAR AT
 MAYFAIR
 DEVELOPER, LLC
 DOC. NO. 202206049233 O.P.R.

MAYFAIR-GUTHRIE TRL PH2
 DOC. NO. 202306002551 M.P.R.

20.900 ACRES
 BEAVERHEAD
 NB, LLC.,
 DOC. NO. 202106037785
 O.P.R.

NOTES:

1. THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION PREPARED UNDER JOB NO. 30050-01 BY PAPE-DAWSON ENGINEERS, INC.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.
3. THIS DOCUMENT WAS PREPARED UNDER 22TAC663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

SYMBOL LEGEND:

FOUND 1/2" I.R.(PD)
 (UNLESS OTHERWISE NOTED)

LEGEND:

M.P.R. MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS
 O.P.R. OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS

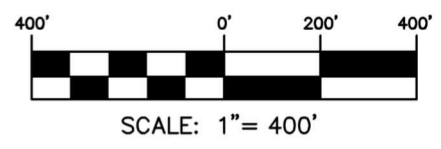
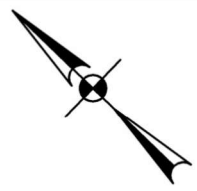


INTERSTATE HIGHWAY 35
 (VARIABLE WIDTH PUBLIC R.O.W.)

MAYFAIR DISTRICT 3A
488.148 ACRES

Date: Feb 16, 2024, 2:12pm User ID: draugh File: N:\CIVIL\30050-01\30050-01_3A_COVERSHEET.dwg

MATCHLINE - SEE SHEET 5



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

A REMAINING PORTION
778.313 ACRES
SOUTHSTAR AT MAYFAIR
DEVELOPER, LLC,
DOC. NO. 202106037786 O.P.R.

MAYFAIR
DISTRICT 3A
**488.148
ACRES**

S86°20'32"W
384.99'

R=2,500.00'
Delta=40°58'11"
CB=S65°51'26"W
CD=1,749.80'
L=1787.64'

A REMAINING PORTION
778.313 ACRES
SOUTHSTAR AT MAYFAIR
DEVELOPER, LLC,
DOC. NO. 202106037786 O.P.R.

REMAINING PORTION
OF 123.159 ACRES
M.W. KRAFT, JR
RAQUEL K. WERNER
JEFFREY KRAFT
VOL. 1017, PG. 50 D.R.

MAYFAIR-
PARCEL E-9S
DOC. NO.
202306002613
M.P.R.

MATCHLINE - SEE SHEET 3

MAYFAIR-
PARCEL E-9MF
DOC. NO. 2
02306002608
M.P.R.

0.057 ACRES
SOUTHSTAR AT
MAYFAIR
DEVELOPER, LLC
DOC. NO.
202206049233 O.P.R.

20.900 ACRES
BEAVERHEAD NB, LLC.,
DOC. NO. 202106037785 O.P.R.

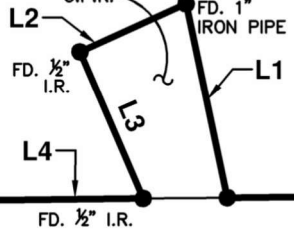
49.164 ACRE
KEITH AND KIMBERLY WERSTERFE
DOC. NO. 201506009891 O.P.R.

S44°37'40"E
921.08'

1.736 ACRES
JOHN DENMAN AND
JOAN ADELE SMITH
DOC. NO.
9706007790
O.P.R.

A REMAINING PORTION
778.313 ACRES
SOUTHSTAR AT MAYFAIR
DEVELOPER, LLC,
DOC. NO. 202106037786 O.P.R.

3.008 ACRES
WORTHAM
INVESTMENTS, LLC
DOC. NO.
200606012396
O.P.R.



N44°37'40"W
983.88'

POB
FD. 1/2"
I.R. (PD)

POC
FD. 1/2" I.R.(PD)

N44°37'40"W 439.91'

KOHLBERG ROAD
(VARIABLE WIDTH R.O.W.)

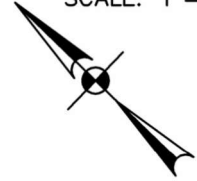
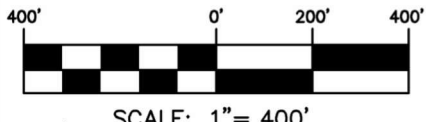


1672 INDEPENDENCE DR, STE 102 | NEW BRAUNFELS, TX 78132 | 830.632.5633
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

FEB. 16, 2024

SHEET 2 OF 6
JOB NO. 30050-01

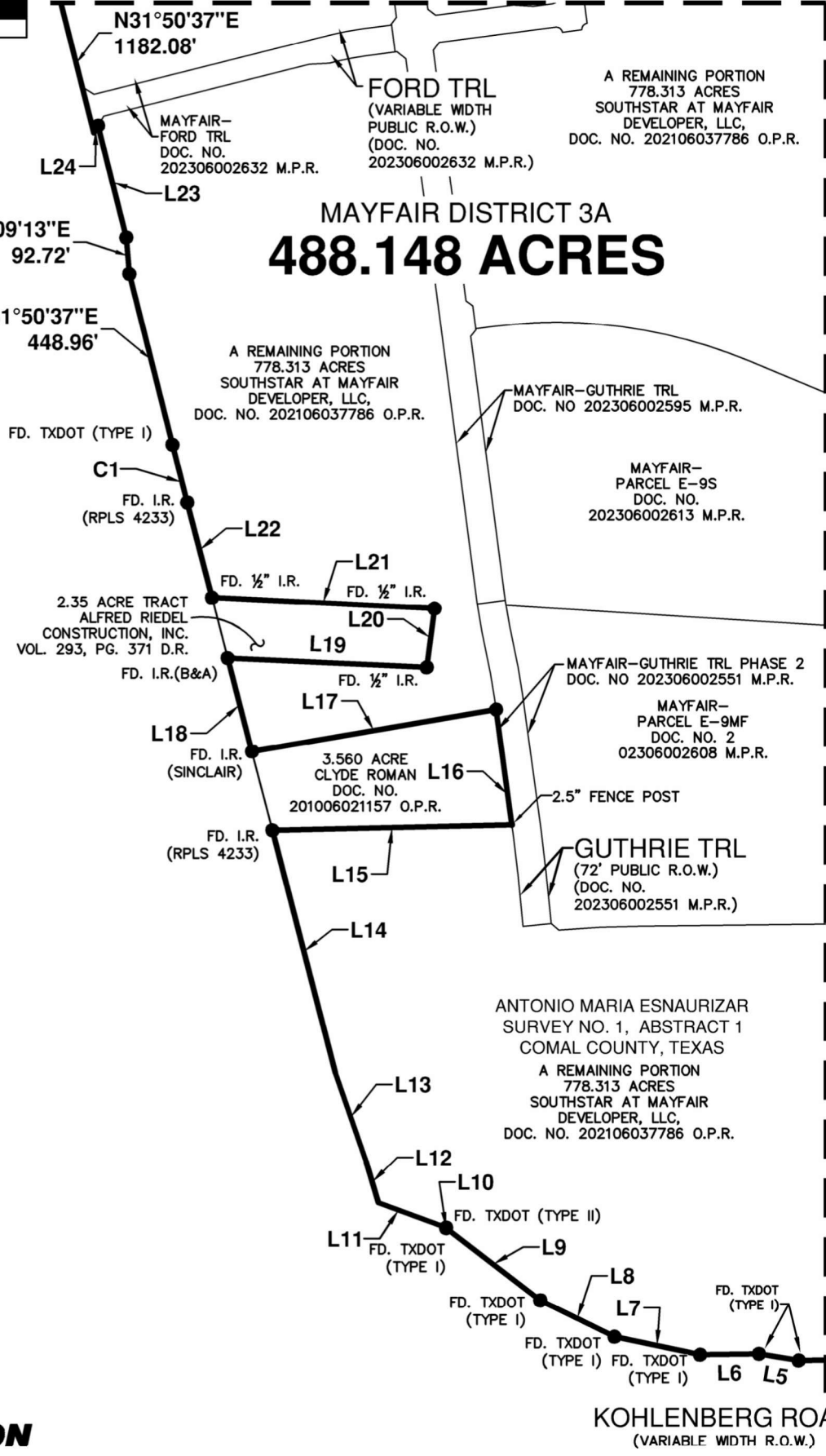
Date: Feb 16, 2024, 2:05pm User ID: draugh
File: N:\CIVIL\30050-01\30050-01_3A_SHEETS 2--6.dwg



MATCHLINE - SEE SHEET 4

INTERSTATE HIGHWAY 35
 (VARIABLE WIDTH PUBLIC R.O.W.)

MAYFAIR DISTRICT 3A
488.148 ACRES



MATCHLINE - SEE SHEET 2

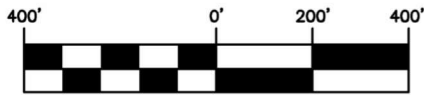


1672 INDEPENDENCE DR, STE 102 | NEW BRAUNFELS, TX 78132 | 830.632.5633
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

Date: Feb 16, 2024, 2:03pm User ID: draugh
 File: N:\CIVIL\30050-01\30050-01_3A_SHEETS 2-6.dwg

FEB. 16, 2024

SHEET 3 OF 6
 JOB NO. 30050-01



SCALE: 1" = 400'

A REMAINING PORTION
778.313 ACRES
SOUTHSTAR AT MAYFAIR
DEVELOPER, LLC,
DOC. NO. 202106037786 O.P.R.

453.748 ACRES
EAST TRACT 1
OWNER: MNB REAL ESTATE
INVESTMENTS, LLC
DOC. NO. 202106037787 O.P.R.

FD. TXDOT
(TYPE III)

N30°23'16"E 223.95'

FD. TXDOT
(TYPE I)

N30°23'16"E
238.24'

N31°24'06"E
78.10'
N33°25'22"E
170.00'

FD. TXDOT (TYPE I)

N25°51'14"E
77.00'

N31°50'37"E
73.00'

L28
L27
L26

N31°50'37"E
294.00'

INTERSTATE
HIGHWAY 35
(VARIABLE WIDTH
PUBLIC R.O.W.)

N31°50'37"E
1182.08'

L36

L37

L35

L34

L32

L33

MAYFAIR-PARCEL E-6
DOC. NO. 202306002555 M.P.R.

MAYFAIR DISTRICT 3A
488.148 ACRES

MAYFAIR-PARCEL EA-2
DOC. NO.
202306002558 M.P.R.

MAYFAIR-RANSOM DR
DOC. NO.
202306002563
M.P.R.

RANSOM DR
(90' PUBLIC R.O.W.)
(DOC. NO.
202306002563
M.P.R.)

MAYFAIR-PARCEL EA-3
DOC. NO.
202306002618 M.P.R.

MAYFAIR-PARCEL E-8 U3
DOC. NO.
202306002637
M.P.R.

A REMAINING PORTION
778.313 ACRES
SOUTHSTAR AT MAYFAIR
DEVELOPER, LLC,
DOC. NO. 202106037786 O.P.R.

MAYFAIR-GUTHRIE TRL
DOC. NO 202306002595 M.P.R.

MAYFAIR-PARCEL E-8 U1
DOC. NO 202306002324 M.P.R.

MATCHLINE - SEE SHEET 3

MATCHLINE - SEE SHEET 5

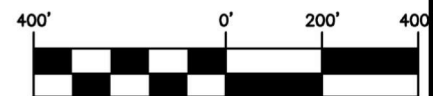
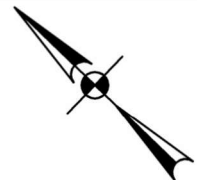


1672 INDEPENDENCE DR, STE 102 | NEW BRAUNFELS, TX 78132 | 830.632.5633
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

FEB. 16, 2024

SHEET 4 OF 6
JOB NO. 30050-01

Date: Feb 16, 2024, 2:01pm User ID: draugh
File: N:\CIVIL\30050-01\30050-01_3A_SHEETS 2-6.dwg



SCALE: 1" = 400'

453.748 ACRES
EAST TRACT 1
OWNER: MNB REAL ESTATE
INVESTMENTS, LLC
DOC. NO. 202106037787 O.P.R.

R=5,500.00'
Delta=23°41'59"
CB=S34°10'39"E
CD=2,258.82'
L=2275.00'

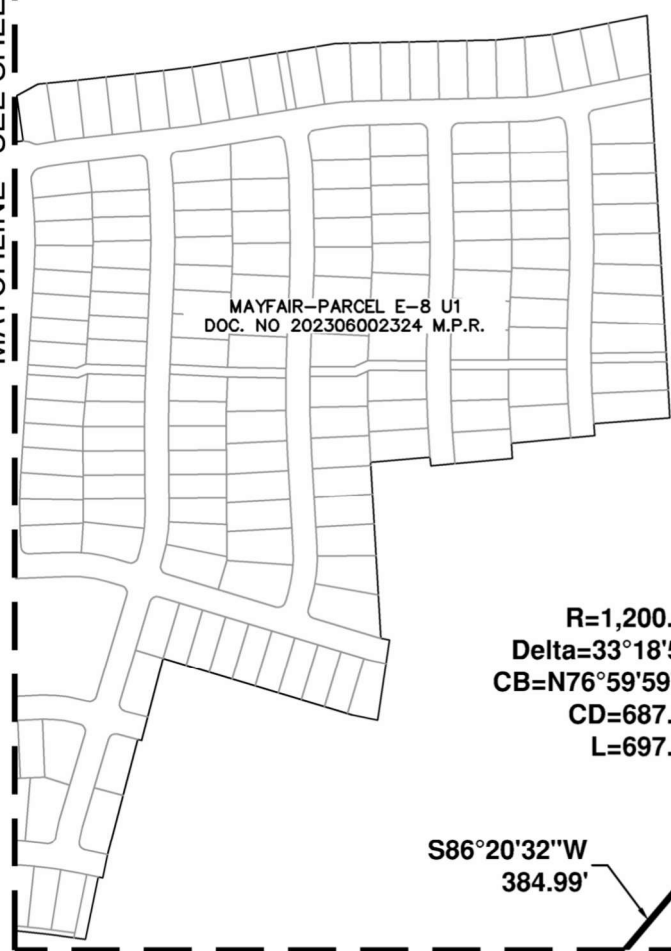
ANTONIO MARIA ESNAURIZAR
SURVEY NO. 1, ABSTRACT 1
COMAL COUNTY, TEXAS

A REMAINING PORTION
778.313 ACRES
SOUTHSTAR AT MAYFAIR
DEVELOPER, LLC,
DOC. NO. 202106037786 O.P.R.

MAYFAIR DISTRICT 3A 488.148 ACRES

MATCHLINE - SEE SHEET 4

S43°58'21"W 2345.43'



MAYFAIR-PARCEL E-8 U1
DOC. NO 202306002324 M.P.R.

R=1,200.00'
Delta=33°18'59"
CB=N76°59'59"W
CD=687.99'
L=697.78'

N60°20'29"W
215.04'

A REMAINING PORTION
778.313 ACRES
SOUTHSTAR AT MAYFAIR
DEVELOPER, LLC,
DOC. NO. 202106037786 O.P.R.

S86°20'32"W
384.99'

MATCHLINE - SEE SHEET 2

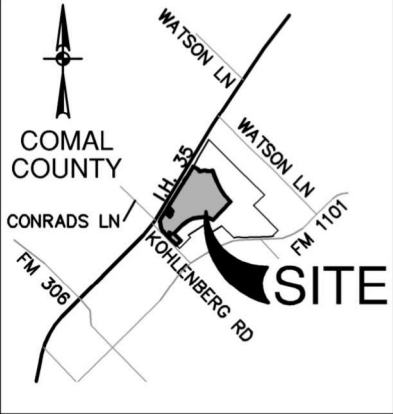


1672 INDEPENDENCE DR, STE 102 | NEW BRAUNFELS, TX 78132 | 830.632.5633
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

FEB. 16, 2024

SHEET 5 OF 6
JOB NO. 30050-01

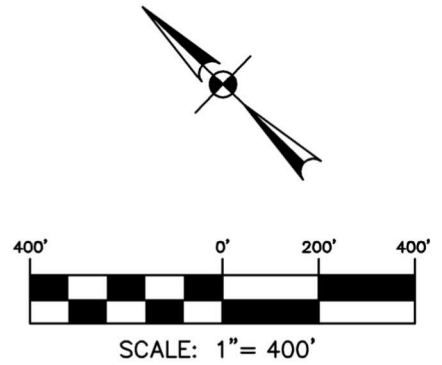
Date: Feb 16, 2024, 1:57pm User ID: draugh
File: N:\CIVIL\30050-01\30050-01_3A_SHEETS 2-6.dwg



LOCATION MAP
NOT-TO-SCALE

NOTES:

1. THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION PREPARED UNDER JOB NO. 30050-01 BY PAPE-DAWSON ENGINEERS, INC.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.
3. THIS DOCUMENT WAS PREPARED UNDER 22TAC663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.



SYMBOL LEGEND:

● FOUND 1/2" I.R.(PD)
(UNLESS OTHERWISE NOTED)

LEGEND:

M.P.R. MAP AND PLAT RECORDS OF
COMAL COUNTY, TEXAS
O.P.R. OFFICIAL PUBLIC RECORDS OF
COMAL COUNTY, TEXAS

LINE TABLE		
LINE	BEARING	LENGTH
L1	N33°59'21"E	411.71'
L2	N68°19'11"W	242.15'
L3	S22°38'26"W	332.11'
L4	N44°37'40"W	399.50'
L5	N34°42'40"W	102.61'
L6	N44°50'55"W	149.93'
L7	N32°04'07"W	223.01'
L8	N17°46'35"W	210.78'
L9	N06°33'04"W	302.20'
L10	N42°56'44"E	1.15'
L11	N23°44'21"W	183.71'
L12	N29°11'44"E	110.05'
L13	N26°53'58"E	237.51'
L14	N31°26'06"E	639.86'
L15	S45°19'42"E	610.43'
L16	N38°13'56"E	296.28'
L17	N53°45'14"W	631.50'
L18	N31°26'06"E	245.76'
L19	S41°20'00"E	507.94'
L20	N53°32'02"E	151.20'
L21	N41°10'00"W	568.01'

LINE TABLE		
LINE	BEARING	LENGTH
L22	N31°26'06"E	249.71'
L23	N31°50'37"E	294.00'
L24	S76°50'37"W	21.21'
L25	N40°54'37"E	95.19'
L26	S76°50'37"W	21.21'
L27	N31°50'37"E	156.89'
L28	S13°09'23"E	24.24'
L29	N27°41'37"E	43.36'
L30	N35°25'22"E	50.00'
L31	S59°31'58"E	80.73'
L32	S60°48'16"E	477.83'
L33	S20°56'08"E	162.37'
L34	S51°01'31"E	60.28'
L35	N73°43'26"E	413.78'
L36	S82°37'05"E	121.51'
L37	S73°25'18"E	218.85'
L38	N86°10'46"E	255.25'
L39	N77°42'08"E	131.34'
L40	N76°27'53"E	100.00'
L41	S22°19'40"E	611.91'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	22784.30'	0°23'01"	N31°37'21"E	152.55'	152.55'
C2	23072.30'	1°21'04"	N31°15'02"E	544.10'	544.12'
C3	3000.00'	8°47'33"	S17°55'54"E	459.92'	460.37'



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

FEB. 16, 2024

SHEET 6 OF 6
JOB No.:30050-01