

FINAL PLAT OF THE
MAYFAIR - PARCEL EA-3,
LOTS 1R, 2R & 3, BLOCK 81
BEING A REPLAT OF MAYFAIR - PARCEL EA-3, LOTS 1 & 2,
BLOCK 81, AS RECORDED IN DOCUMENT NO. 202306002618
OF THE PLAT RECORDS OF COMAL COUNTY, TEXAS, IN
THE ANTONIO M. ESNAURIZAR SURVEY, ABSTRACT 98,
COMAL COUNTY, TEXAS

FLOOD ZONE NOTE:

1. ACCORDING TO MAP COMMUNITY PANEL NO. 4854630295F, MAP NO. 48091C0295F, EFFECTIVE DATE: SEPTEMBER 2, 2009 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UN-SHADED) WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN," COMMONLY KNOWN AS THE 500-YEAR FLOODPLAIN. ZONE "X" (UN-SHADED) IS OUTSIDE OF ANY FEMA ESTABLISHED FLOOD HAZARD ZONE. ALL ZONE DELINEATIONS SHOWN HEREON ARE APPROXIMATE. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE ANY LIABILITY ON THE PART OF KIMLEY-HORN OR THE UNDERSIGNED.

PLAT NOTES:

1. THIS SUBDIVISION IS LOCATED IN THE COMAL INDEPENDENT SCHOOL DISTRICT.
2. THIS SUBDIVISION IS NOT LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE OR THE CONTRIBUTING ZONE.
3. FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS, AND OTHER PUBLIC SPACES) OF THE CITY OF NEW BRAUNFELS CODE OF ORDINANCES.
4. MAINTENANCE OF DEDICATED DRAINAGE EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
5. NO STRUCTURES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING, FENCES, OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS SECTIONS OF THE DRAINAGE EASEMENTS OR DECREASE THE HYDRAULIC CAPACITY OF THE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER. THE CITY OF NEW BRAUNFELS AND THE COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACE WITH THE LIMITS OF THE SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
6. ALL LOTS MEET THE REQUIRED MINIMUM SQUARE FOOTAGES ACCORDING TO ZONING ORDINANCE.
7. FOR NEW CONSTRUCTION, THE FINISHED FLOOR OF ALL LOTS MUST BE A MINIMUM OF TEN (10) INCHES ABOVE FINAL ADJACENT GRADE AND THE LOT GRADED IN ACCORDANCE WITH THE APPROVED GRADING PLAN.
8. PER SEC. 2.5 OF THE NEW BRAUNFELS DRAINAGE AND EROSION CONTROL CRITERIA MANUAL, DEVELOPMENT ADJACENT TO STORMWATER CONVEYANCE STRUCTURES MUST BE ELEVATED 12 INCHES ABOVE THE 100-YEAR WATER FLOW ELEVATION (IN THE CONVEYANCE STRUCTURE) TO THE SAME ELEVATION THAT A DEVELOPMENT ADJACENT TO A 100-YEAR FLOODPLAIN WOULD BE REQUIRED TO MEET.
9. 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, LLC.
10. THIS SUBDIVISION CONTAINS 1 BLOCK AND 3 LOTS.

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 OR DRAINAGE FEATURES, IS SUBJECT TO AND SHALL NOT CONFLICT WITH THE TERMS AND CONDITIONS OF THE EASEMENT, MUST NOT ENDANGER OR INTERFERE WITH THE RIGHTS GRANTED BY THE EASEMENT TO NEW BRAUNFELS UTILITIES. IT SUCCESSORS AND ASSIGNS, AND SHALL BE SUBJECT TO APPLICABLE PERMIT REQUIREMENTS OF THE CITY OF NEW BRAUNFELS OR ANY 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 FOOT WIDE SERVICE EASEMENT TO THE BUILDING STRUCTURES ALONG THE SERVICE LINE TO THE SERVICE ENTRANCE. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF BUILDING STRUCTURE.
3. UTILITIES SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARD AND METER LOCATIONS SHALL NOT BE LOCATED WITHIN FENCED AREAS.
4. EACH LOT MUST HAVE ITS OWN METER AND SEWER SERVICE AT THE OWNER'S/DEVELOPER'S EXPENSE.
5. DO NOT COMBINE ANY NEW UTILITY EASEMENTS (UE) WITH DRAINAGE EASEMENTS (DE) OR MAKE CHANGES TO IN GRADE WITHIN THE UTILITY EASEMENTS WITHOUT WRITTEN APPROVAL FROM NEW BRAUNFELS UTILITIES.
6. NEW BRAUNFELS UTILITIES IS NOT RESPONSIBLE FOR DAMAGES TO PROPERTY IMPROVEMENTS (I.E. LANDSCAPING, TREES, PAVEMENT, SIGNS, DRAINAGE STRUCTURE, PRIVATE UTILITIES, ETC.) THAT ARE PLACED IN ANY TYPE OF UTILITY EASEMENT. TO ENSURE NO CONFLICTS EXIST WITH UTILITY INFRASTRUCTURE IN THE EASEMENT, ALL SUCH IMPROVEMENTS PLACED IN ANY TYPE OF UTILITY EASEMENT MUST BE REVIEWED AND APPROVED THROUGH THE NEW BRAUNFELS UTILITIES EASEMENT ENCROACHMENT PROCESS. NEW BRAUNFELS UTILITIES DEVELOPMENT SERVICES FACILITATES THE EASEMENT ENCROACHMENT APPLICATION PROCESS.

SIDEWALK PLAT NOTES:

1. FOUR (4) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED BY THE HOMEBUILDER PER CITY STANDARDS AT THE TIME OF BUILDING PERMIT ADJACENT TO GARLAND AVENUE.
2. FOUR (4) FOOT WIDE SIDEWALKS ARE EXISTING ADJACENT TO GUTHRIE TRL.

SURVEYOR'S CERTIFICATION:

KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED MICHAEL A. MONTGOMERY II, 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.

Michael A. Montgomery II June 11, 2025
MICHAEL A. MONTGOMERY II, R.P.L.S.
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6890



STATE OF TEXAS
COUNTY OF COMAL

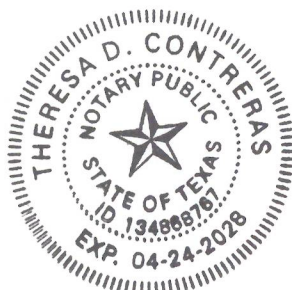
I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE MAYFAIR - PARCEL EA-3, LOTS 1R, 2R & 3, BLOCK 81 SUBDIVISION TO THE CITY OF NEW BRAUNFELS, COUNTY OF COMAL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

Jim Vater
OWNER/DEVELOPER: JIM VATER
SOUTHSTAR AT MAYFAIR DEVELOPER, LLC
A TEXAS LIMITED LIABILITY COMPANY
1118 VINTAGE WAY
NEW BRAUNFELS, TX, 78132

STATE OF TEXAS
COUNTY OF Bexar

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 11th DAY OF June, 2025, BY Theresa D. Contreras.

Theresa D. Contreras
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES 4/24/28



APPROVED THIS THE 6th DAY OF May, 2025, BY THE CITY OF NEW BRAUNFELS, TEXAS.

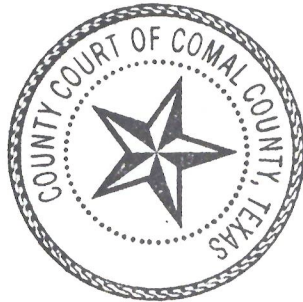
APPROVED FOR ACCEPTANCE:

6/30/2025
DATE
6/16/2025
DATE

Matthew J. Miniat
for PLANNING AND DEVELOPMENT SERVICES DIRECTOR
Comal
CITY ENGINEER

STATE OF TEXAS
COUNTY OF COMAL

I, BOBBY KOEPP, DO CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN THE MAP AND PLAT RECORDS, DOC. NO. 202506020326 OF COMAL COUNTY ON THIS THE 1st DAY OF July, 2025, AT 1:56 O'CLOCK P.M.
WITNESS MY HAND AND OFFICIAL SEAL, THIS THE 1st DAY OF July, 2025.



COUNTY CLERK, COMAL COUNTY, TEXAS
BY: Jessica Hester, DEPUTY

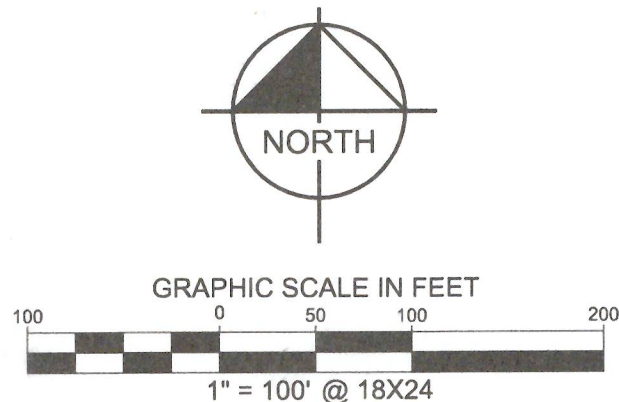
Kimley»Horn

10814 JOLLYVILLE ROAD, CAMPUS IV SUITE 200, AUSTIN, TEXAS 78759 TEL. NO. (512) 418-1771
WWW.KIMLEY-HORN.COM

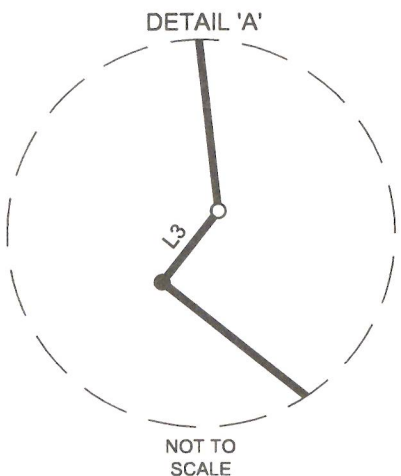
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ALL RIGHTS RESERVED
XXX-XXXX-XXXX.0APA

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
N/A	MSB	MMII	6/11/2025	068800400	1 OF 2

#202506020326



BENCHMARKS	
BM #100	MAG NAIL WITH WASHER STAMPED "KHA 100" FOUND IN THE SIDEWALK ALONG THE WEST SIDE OF GUTHRIE TRAIL, ±47.5 FEET SOUTHWEST OF THE INTERSECTION OF GUTHRIE TRAIL AND GARLAND AVENUE. N: 13825201.66 E: 2270707.28 ELEV. = 719.57
VERTICAL DATUM IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88), GEOID 18.	



CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	5°07'38"	1028.00'	91.99'	N48°53'46"W
C2	9°51'42"	441.00'	75.90'	N33°36'34"E
C3	4°22'51"	88.00'	6.73'	N40°43'50"E
C4	80°00'00"	30.00'	41.89'	N01°27'35"W
C5	5°00'00"	212.00'	18.50'	N38°57'35"W
C6	78°57'10"	20.00'	27.56'	N75°56'10"W
C7	26°20'24"	147.00'	67.58'	S77°45'27"W
C8	25°07'55"	62.00'	27.20'	N76°30'23"W
C9	77°31'09"	20.00'	27.06'	S77°18'00"W
C10	90°00'00"	188.00'	295.31'	N06°27'35"W
C11	7°14'13"	212.00'	26.78'	S47°50'28"E
C12	74°58'57"	20.00'	26.16'	S81°41'50"E
C13	25°19'30"	62.00'	27.40'	N73°29'26"E
C14	81°20'24"	147.00'	208.69'	S53°10'37"E
C15	78°58'26"	20.00'	27.57'	S51°59'38"E
C16	78°54'31"	20.00'	27.54'	S49°02'30"W
C17	32°54'20"	147.00'	84.42'	S26°02'25"W
C18	78°57'10"	20.00'	27.56'	S03°01'00"W
C19	5°00'00"	188.00'	16.41'	S38°57'35"E
C20	80°00'00"	54.00'	75.40'	S01°27'35"E
C21	4°22'51"	112.00'	8.56'	S40°43'50"W
C22	175°31'43"	123.00'	376.82'	N01°27'35"W
C23	116°38'27"	25.00'	50.89'	S35°22'30"E
C24	48°48'38"	212.00'	180.60'	S01°27'35"E
C25	116°38'28"	25.00'	50.89'	S32°27'20"W
C26	16°07'26"	50.00'	14.07'	N30°28'42"E
C27	80°00'00"	50.00'	69.81'	N01°27'35"W
C28	3°01'57"	1138.39'	60.25'	N36°30'22"W
C29	99°56'33"	167.00'	291.30'	N07°28'41"W
C30	2°18'00"	167.00'	6.70'	N65°28'13"W
C31	7°12'31"	159.07'	20.01'	N70°03'12"W
C32	20°21'39"	167.00'	59.35'	N83°40'00"W
C33	23°55'20"	82.00'	34.24'	S74°11'31"W
C34	22°12'45"	168.00'	65.13'	N27°26'03"E
C35	45°48'21"	168.00'	134.31'	N13°24'02"W
C36	5°36'06"	168.00'	16.42'	N45°55'46"W
C37	26°05'17"	30.00'	13.66'	N25°29'47"E

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N45°06'18"W	112.38'	L32	S48°32'25"W	12.42'
L2	N46°19'57"W	10.00'	L33	N26°52'44"E	22.44'
L3	N38°32'25"E	2.83'	L34	N63°07'16"W	20.00'
L4	N06°27'35"W	21.21'	L35	S26°52'44"W	21.66'
L5	N50°14'36"E	59.16'	L36	N38°32'25"E	63.14'
L6	N38°32'25"E	62.95'	L37	N80°33'48"W	22.89'
L7	S64°41'01"E	23.18'	L38	S38°32'25"W	72.01'
L8	N87°55'16"E	14.78'	L39	N38°32'25"E	92.00'
L9	N42°55'16"E	88.11'	L40	N76°27'35"W	19.81'
L10	N38°32'25"E	18.49'	L41	N13°32'25"E	20.00'
L11	N41°27'35"W	65.06'	L42	S76°27'35"E	19.59'
L12	N36°27'35"W	56.38'	L43	S49°45'19"W	19.13'
L13	S38°32'25"W	70.88'	L44	N40°14'41"W	20.00'
L14	S06°27'35"E	14.14'	L45	N49°45'19"E	19.32'
L15	N83°32'25"E	14.14'	L46	N38°32'25"E	20.02'
L16	N38°32'25"E	82.00'	L47	S38°32'25"W	48.00'
L17	S83°32'25"W	14.14'	L48	N51°27'35"W	20.00'
L18	S06°27'35"E	14.56'	L49	N38°32'25"E	48.00'
L19	N88°32'25"E	12.13'	L50	N38°32'25"E	106.73'
L20	S01°27'35"E	24.00'	L51	S75°07'09"E	21.84'
L21	S88°32'25"W	12.16'	L52	S38°32'25"W	115.50'
L22	S36°27'35"E	56.38'	L53	S48°32'25"W	28.00'
L23	S41°27'35"E	65.06'	L54	N41°27'35"W	20.00'
L24	S38°32'25"W	18.49'	L55	N48°32'25"E	28.27'
L25	S42°55'16"W	88.11'	L56	N89°59'57"W	67.69'
L26	S02°04'44"E	17.04'	L57	N00°00'03"E	20.00'
L27	S25°57'30"E	26.34'	L58	S89°59'57"E	65.17'
L28	N38°32'25"E	23.66'	L59	S71°26'53"E	42.56'
L29	N41°27'35"W	55.68'	L60	S41°28'46"W	21.72'
L30	N48°32'25"E	12.78'	L61	N71°26'53"W	31.36'
L31	N41°27'35"W	20.00'			

UTILITY PROVIDER NOTE:

WATER: NEW BRAUNFELS UTILITIES
SANITARY SEWER: NEW BRAUNFELS UTILITIES
ELECTRICITY: NEW BRAUNFELS UTILITIES
TELECOM: CENTRIC
GAS: CENTRIC

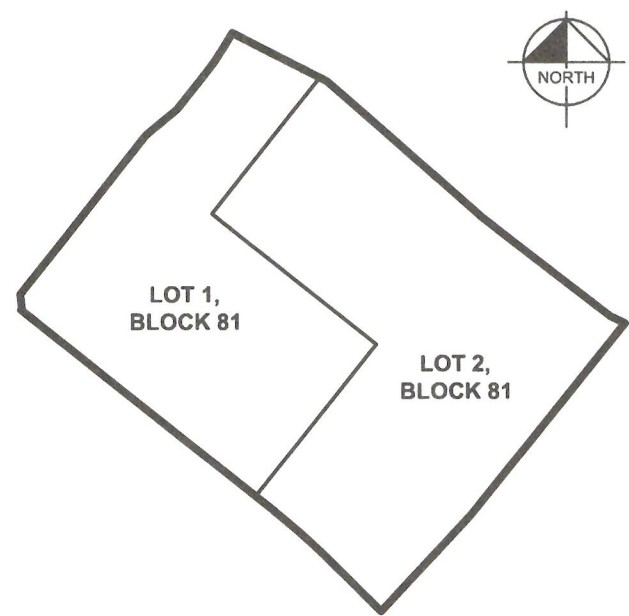
SURVEYOR'S NOTES:

- BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204). ALL COORDINATES AND DISTANCES SHOWN HEREON ARE SURFACE VALUES. THE SURFACE ADJUSTMENT FACTOR IS 1.00016. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
- ACCORDING TO MAP COMMUNITY PANEL NO. 4854630295F, MAP NO. 48091C0295F, EFFECTIVE DATE: SEPTEMBER 2, 2009 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UN-SHADED) WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN," COMMONLY KNOWN AS THE 500-YEAR FLOODPLAIN. ZONE "X" (UN-SHADED) IS OUTSIDE OF ANY FEMA ESTABLISHED FLOOD HAZARD ZONE. ALL ZONE DELINEATIONS SHOWN HEREON ARE APPROXIMATE. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE ANY LIABILITY ON THE PART OF KIMLEY-HORN OR THE UNDERSIGNED.

FINAL PLAT OF THE
MAYFAIR - PARCEL EA-3,
LOTS 1R, 2R & 3, BLOCK 81
BEING A REPLAT OF MAYFAIR - PARCEL EA-3, LOTS 1 & 2,
BLOCK 81, AS RECORDED IN DOCUMENT NO. 202306002618
OF THE PLAT RECORDS OF COMAL COUNTY, TEXAS, IN
THE ANTONIO M. ESNAURIZAR SURVEY, ABSTRACT 98,
COMAL COUNTY, TEXAS

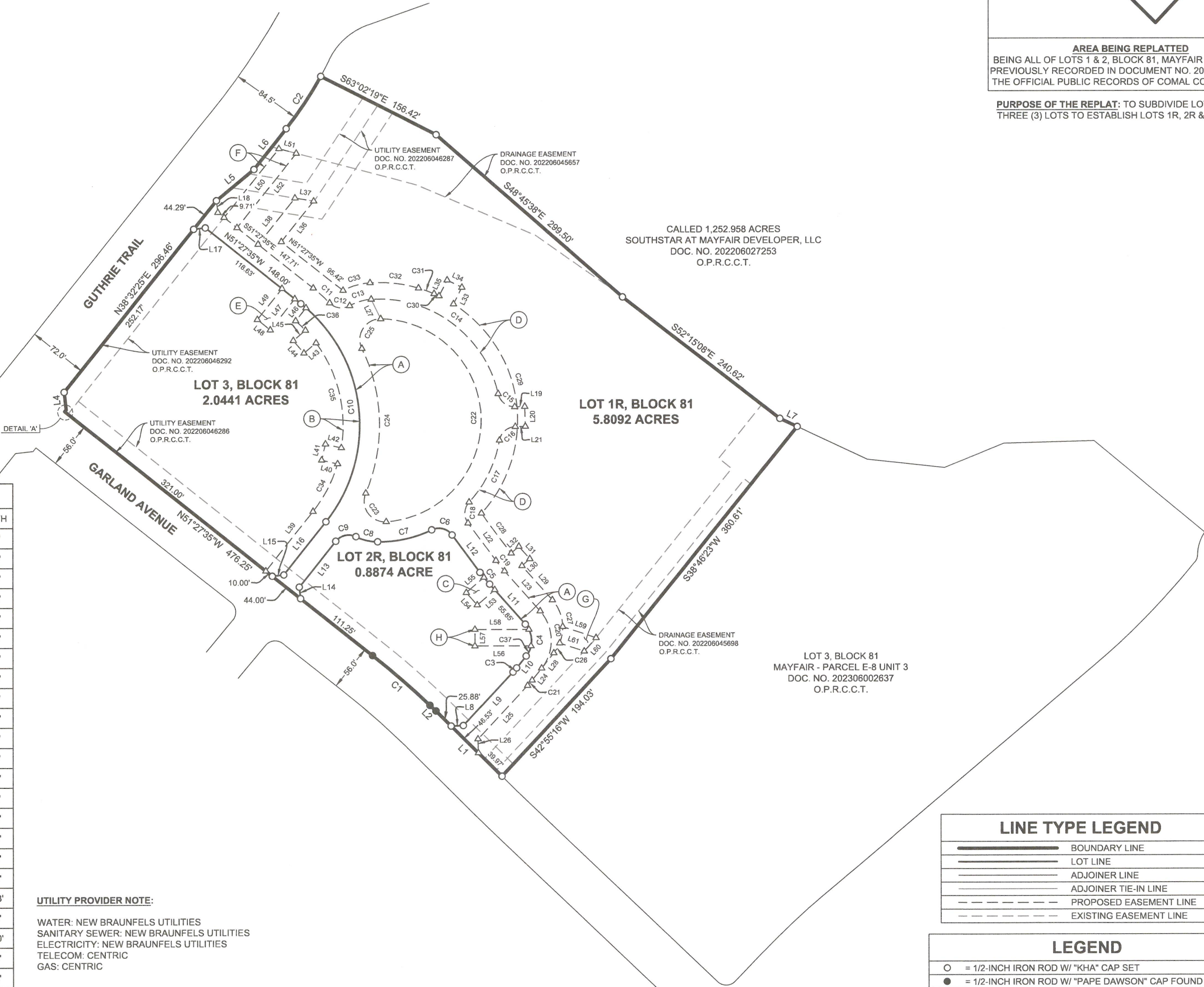
EASEMENT LABELS

(A)	ACCESS AND UTILITY EASEMENT (HEREBY DEDICATED BY THIS PLAT)
(B)	UTILITY EASEMENT (HEREBY DEDICATED BY THIS PLAT)
(C)	UTILITY EASEMENT (HEREBY DEDICATED BY THIS PLAT)
(D)	UTILITY EASEMENT (HEREBY DEDICATED BY THIS PLAT)
(E)	DRAINAGE EASEMENT (HEREBY DEDICATED BY THIS PLAT)
(F)	DRAINAGE EASEMENT (HEREBY DEDICATED BY THIS PLAT)
(G)	DRAINAGE EASEMENT (HEREBY DEDICATED BY THIS PLAT)
(H)	DRAINAGE EASEMENT (HEREBY DEDICATED BY THIS PLAT)



AREA BEING REPLATED
BEING ALL OF LOTS 1 & 2, BLOCK 81, MAYFAIR PARCEL EA-3,
PREVIOUSLY RECORDED IN DOCUMENT NO. 202306002618 OF
THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

PURPOSE OF THE REPLAT: TO SUBDIVIDE LOTS 1 & 2 INTO
THREE (3) LOTS TO ESTABLISH LOTS 1R, 2R & 3.



LINE TYPE LEGEND

—	BOUNDARY LINE
—	LOT LINE
—	ADJOINER LINE
—	ADJOINER TIE-IN LINE
---	PROPOSED EASEMENT LINE
---	EXISTING EASEMENT LINE

LEGEND

○	= 1/2-INCH IRON ROD W/ "KHA" CAP SET
●	= 1/2-INCH IRON ROD W/ "PAPE DAWSON" CAP FOUND
△	= CALCULATED POINT
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS COMAL COUNTY, TEXAS	

Kimley»Horn

10814 JOLLYVILLE ROAD, CAMPUS IV
SUITE 200, AUSTIN, TEXAS 78759
TBPELS FIRM # 10194624
TEL. NO. (512) 418-1771
WWW.KIMLEY-HORN.COM

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
1" = 100'	MSB	MMII	6/11/2025	068800400	2 OF 2

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XXX-XXXX-XXXX.0APA