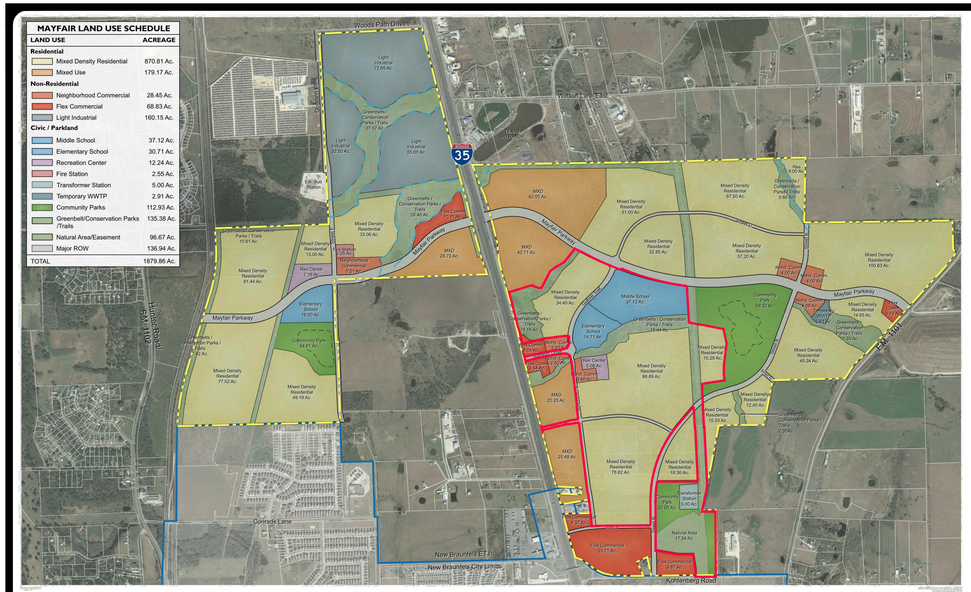
MAYFAIR SECTOR 1

DEVELOPER:
SOUTHSTAR AT MAYFAIR, LLC
THAD RUTHERFORD - CEO/PRESIDENT
SOUTHSTAR COMMUNITIES
1118 VINTAGE WAY,
NEW BRAUNFELS, TEXAS 78132.

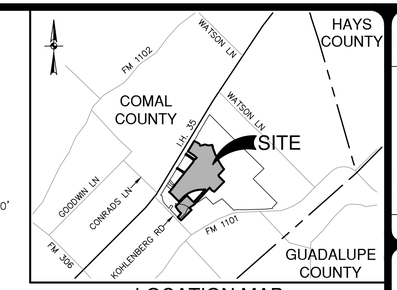
SCALE: 1"= 400'
0' 400' 800' 1,200'



MAYFAIR LAND USE SCHEDULE	
LAND USE	**ACREAGE**
Residential	
Mixed Density Residential	870.81 Ac.
Mixed Use	179.17 Ac.
Non-Residential	
Neighborhood Commercial	28.45 Ac.
Flex Commercial	68.83 Ac.
Light Industrial	160.15 Ac.
Civic / Parkland	
Middle School	37.12 Ac.
Elementary School	30.71 Ac.
Recreation Center	12.24 Ac.
Fire Station	2.55 Ac.
Transformer Station	5.00 Ac.
Temporary WWTP	2.91 Ac.
Community Parks	112.93 Ac.
Greenbelt/Conservation Parks /Trails	135.38 Ac.
Natural Area/Easement	96.67 Ac.
Major ROW	136.94 Ac.
TOTAL	1879.86 Ac.

MAYFAIR • PRIMARY LAND USE FRAMEWORK (M6)
New Braunfels, Texas
November 13, 2023
190032216
Southstar Communities

MAYFAIR NEW BRAUNFELS TEXAS



LOCATION MAP
NOT-TO-SCALE

DEVELOPMENT STATISTICS

ACREAGE SUMMARY	PROPOSED SECTOR PLAN
SECTOR GROSS ACREAGE	396.62
PARCEL GROSS ACREAGE	
PARCEL E6	34.46
PARCEL E7	35.77
PARCEL E8	86.85
PARCEL E-9N	35.05
PARCEL E-9S	19.77
PARCEL E-9MF	22.08
PARCEL E-12	19.01
PARCEL E-A2	14.72
PARCEL EA-3	8.74
TOTAL PARCEL ACREAGE	276.45

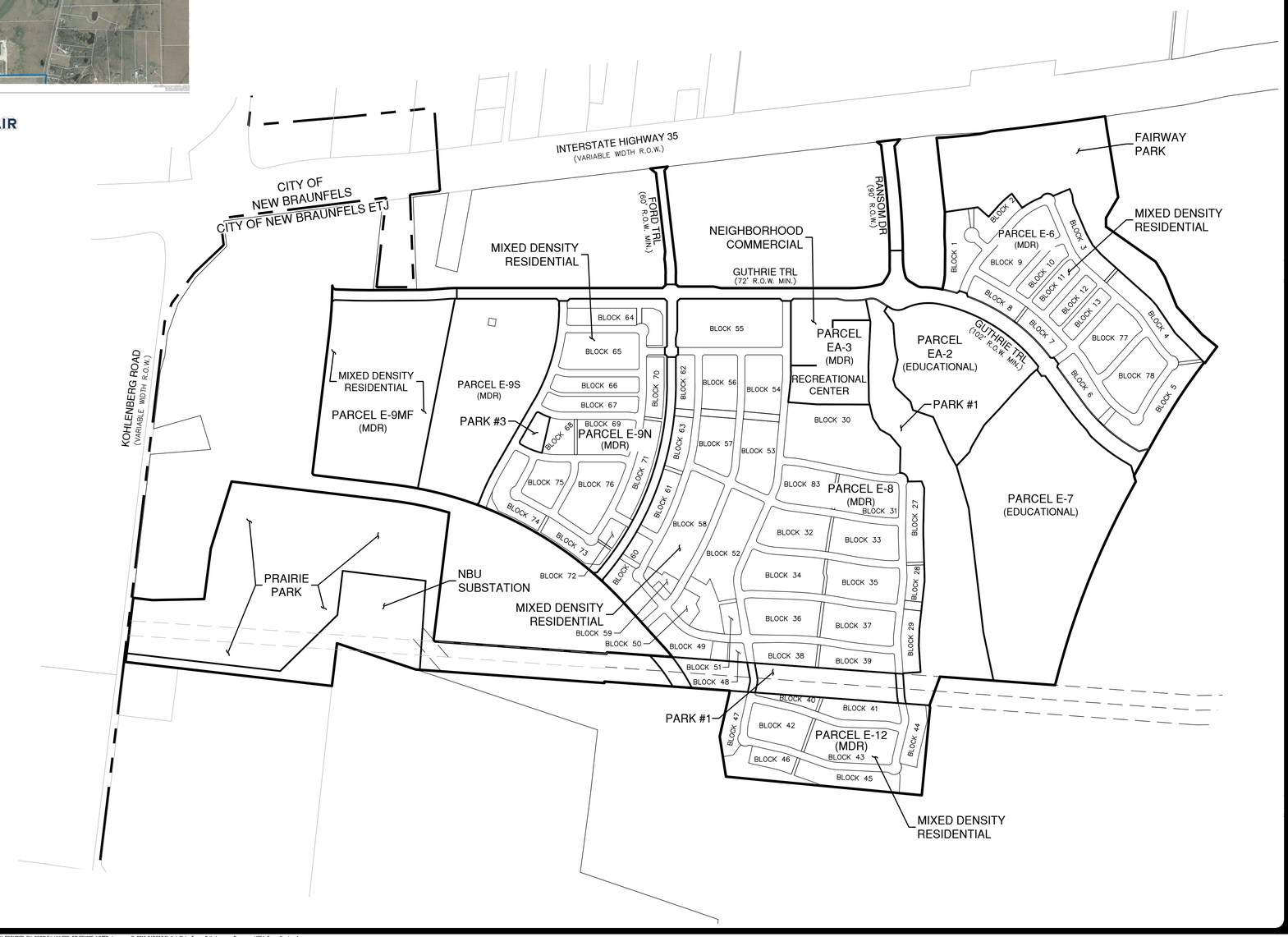
RESIDENTIAL DWELLING UNITS	
AVERAGE RESIDENTIAL DENSITY	
PARCEL E6	2.5-7 DWELLINGS/AC
PARCEL E8	2.5-7 DWELLINGS/AC
PARCEL E-9N	2.5-7 DWELLINGS/AC
PARCEL E-9S	12 DWELLINGS/AC
PARCEL E-9MF	24 UNITS/AC
PARCEL E-12	2.5-7 DWELLINGS/AC
TOTAL NO. OF DWELLING UNITS	**1,532***

***NOTE:**
TOTAL NUMBER OF DWELLING UNITS INDICATED HEREIN IS AN ESTIMATION REFLECTED FROM THE SECTOR 1 TRAFFIC IMPACT ANALYSIS. ACTUAL NUMBER OF DWELLING UNITS WILL BE DETERMINED DURING PLATTING AND BUILDING PERMIT AND TRACKED ON THE MAYFAIR TIA WORKSHEET.

PARK SUMMARY

	NUMBER	ACREAGE (AC)
POCKET PARK	1	0.77
RECREATION CENTER	1	5.00
GREENBELTS/CONSERVATION PARKS/TRAILS	-	45.01
COMMUNITY PARKS	-	50.61
NATURAL AREA/EASEMENTS	-	10.31
TOTAL PARK ACREAGE		**111.70**

ACCESSWAY LOCATIONS	PARCEL
ACCESSWAYS ARE LOCATED IN THESE PARCELS. LOCATIONS ARE DEPICTED ON THE PARKLAND PLAN HEREIN (SHEET 7 OF 7)	E6
	E8
	E-9N
	E-12



NO.	REVISION	DATE

PAPE-DAWSON ENGINEERS
1672 INDEPENDENCE DR, STE 102 | NEW BRAUNFELS, TX 78132 | 830.632.5603
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

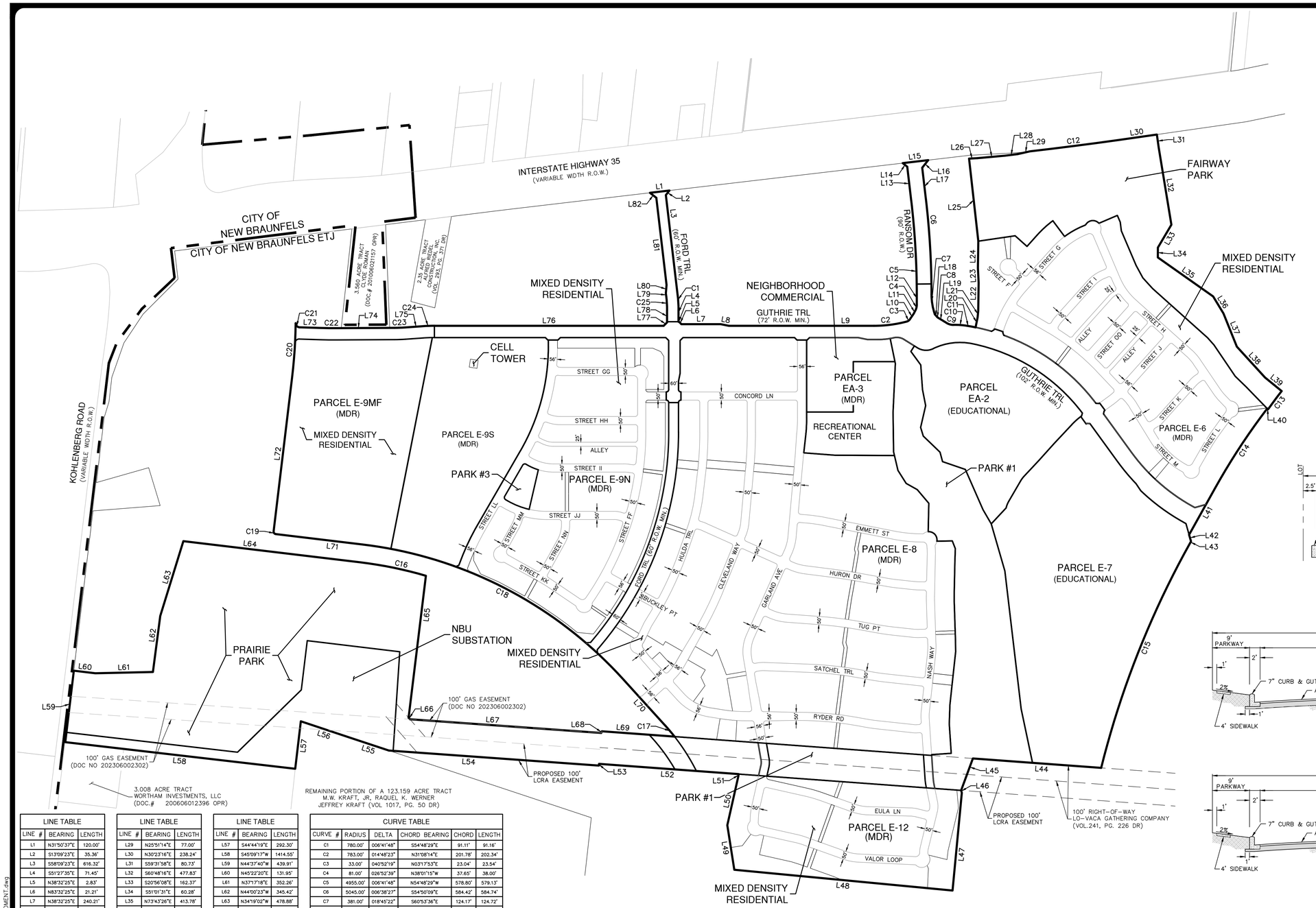
MAYFAIR
NEW BRAUNFELS, TEXAS

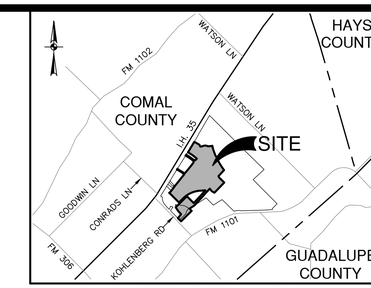
SECTOR PLAN 1
COVER SHEET

PLAT NO.
JOB NO. 30002-57
DATE JULY 2024
DESIGNER JP
CHECKED DRAWN ML
SHEET 1 OF 7

Date: Mar 18, 2025, 11:26am User ID: gchubb
File: P:\300\02\57\Design\Civil\MAYFAIR-SECTOR PLAN 1-AMENDMENT.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL. AERIAL IMAGERY PROVIDED BY GOOGLE© UNLESS OTHERWISE NOTED. Imagery © 2016,CAPCOG,Digital Globe,Texas Orthoimagery Program, USDA Farm Service Agency.



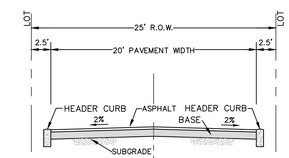


LOCATION MAP
NOT-TO-SCALE

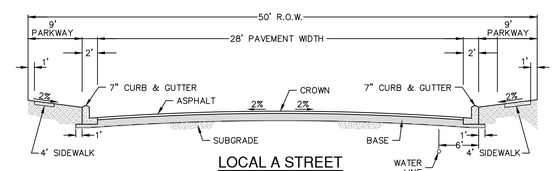
SCALE: 1"= 300'
0' 300' 600' 900'

LEGEND

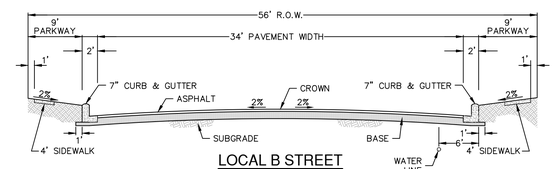
———	SECTOR BOUNDARY
- - -	CITY ETJ LIMITS
MDR	MIXED DENSITY RESIDENTIAL



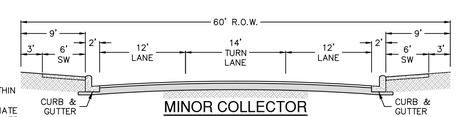
ALLEY
TYPICAL STREET SECTION
NOT-TO-SCALE



LOCAL A STREET
NOT-TO-SCALE

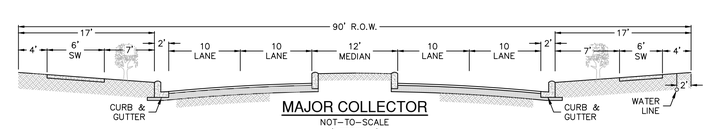


LOCAL B STREET
NOT-TO-SCALE

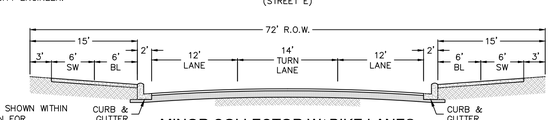


NOTE:
LANE CONFIGURATION SHOWN WITHIN 38' PAVEMENT SHOWN FOR ILLUSTRATIVE PURPOSES. ALTERNATE LANE CONFIGURATIONS ARE ALLOWED WITH APPROVAL OF CITY ENGINEER.

MINOR COLLECTOR
NOT-TO-SCALE
(STREET E)

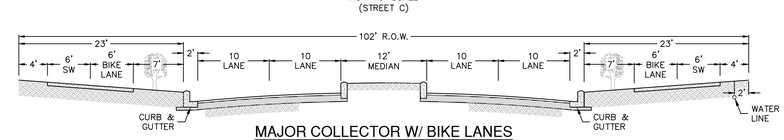


MAJOR COLLECTOR
NOT-TO-SCALE
(STREET C)



NOTE:
LANE CONFIGURATION SHOWN WITHIN 38' PAVEMENT SHOWN FOR ILLUSTRATIVE PURPOSES. ALTERNATE LANE CONFIGURATIONS ARE ALLOWED WITH APPROVAL OF CITY ENGINEER.

MINOR COLLECTOR W/ BIKE LANES
NOT-TO-SCALE
(STREET D)



MAJOR COLLECTOR W/ BIKE LANES
NOT-TO-SCALE
(STREET D)

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N31°50'37"E	120.00'
L2	S13°09'23"E	35.36'
L3	S58°09'23"E	616.32'
L4	S51°27'35"E	71.45'
L5	N38°32'25"E	2.83'
L6	N83°32'25"E	21.21'
L7	N38°32'25"E	240.21'
L8	N49°51'01"E	50.99'
L9	N38°32'25"E	886.45'
L10	N17°08'17"W	42.56'
L11	N24°34'56"W	21.56'
L12	N51°27'35"W	57.38'
L13	N58°09'23"W	208.64'
L14	S76°50'37"W	35.36'
L15	N31°50'37"E	156.89'
L16	S13°09'23"E	59.24'
L17	S58°09'23"E	191.75'
L18	N87°11'57"E	21.00'
L19	N69°54'09"E	63.47'
L20	N39°58'59"W	63.10'
L21	N45°59'25"W	39.03'
L22	N50°35'45"W	171.75'
L23	N54°24'36"W	90.20'
L24	N50°35'45"W	164.67'
L25	N57°50'23"W	507.82'
L26	N35°25'22"E	50.00'
L27	N33°25'22"E	170.00'
L28	N31°24'06"E	78.10'

LINE TABLE		
LINE #	BEARING	LENGTH
L29	N25°51'14"E	77.00'
L30	N30°23'16"E	238.24'
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	S73°54'19"W	7.07'
L41	S22°19'40"E	325.62'
L42	S67°19'40"E	42.43'
L43	S22°19'40"E	13.16'
L44	S42°43'58"W	786.15'
L45	S31°17'45"E	208.03'
L46	S67°32'30"E	15.37'
L47	S46°01'39"E	600.00'
L48	S43°58'21"W	1339.53'
L49	N60°20'29"W	275.85'
L50	N38°47'02"W	306.00'
L51	N43°24'46"W	13.98'
L52	S42°43'58"W	855.51'
L53	S47°16'02"E	10.37'
L54	S42°37'59"W	1286.55'
L55	S56°52'51"W	246.50'
L56	S56°57'56"W	320.28'

LINE TABLE		
LINE #	BEARING	LENGTH
L57	S44°44'19"E	292.30'
L58	S45°09'17"W	1414.55'
L59	N44°37'40"W	439.91'
L60	N45°22'20"E	131.95'
L61	N37°17'18"E	352.26'
L62	N44°00'23"W	345.42'
L63	N34°19'02"W	478.88'
L64	N45°22'20"E	1090.27'
L65	S44°30'28"E	874.07'
L66	N87°37'59"E	12.71'
L67	N42°37'53"E	1171.60'
L68	N31°19'23"W	10.78'
L69	N42°43'58"E	445.29'
L70	S86°20'32"W	384.99'
L71	S45°22'20"W	534.59'
L72	N44°37'40"W	951.06'
L73	N40°17'47"E	125.58'
L74	N38°13'56"E	347.69'
L75	N34°32'25"E	109.64'
L76	N38°32'25"E	1400.75'
L77	N06°27'35"W	29.21'
L78	N51°27'35"W	75.79'
L79	N58°09'23"W	19.87'
L80	N46°50'47"W	50.99'
L81	N58°09'23"W	536.45'
L82	S76°50'37"W	49.50'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	780.00'	006°41'48"	S54°48'29"E	91.11'	91.16'
C2	783.00'	014°48'23"	N31°08'14"E	201.78'	202.34'
C3	33.00'	040°52'19"	N03°17'53"E	23.04'	23.54'
C4	81.00'	026°52'39"	N38°01'15"W	37.65'	38.00'
C5	4955.00'	006°41'48"	N54°48'29"W	578.80'	579.13'
C6	5045.00'	006°38'27"	S54°50'09"E	584.42'	584.74'
C7	381.00'	018°45'22"	S60°53'36"E	124.17'	124.72'
C8	25.00'	017°17'47"	N78°33'03"E	7.52'	7.55'
C9	75.00'	032°33'05"	N53°37'36"E	42.04'	42.61'
C10	457.00'	010°08'54"	N42°25'31"E	80.84'	80.95'
C11	1226.00'	002°33'30"	N48°46'43"E	54.74'	54.74'
C12	23072.30'	001°21'04"	N31°15'02"E	544.10'	544.12'
C13	3100.00'	002°33'34"	S14°48'54"E	138.47'	138.48'
C14	4100.00'	008°08'21"	S18°15'30"E	581.93'	582.42'
C15	5600.00'	015°09'01"	S29°54'10"E	1476.45'	1480.76'
C16	2445.00'	009°34'15"	N50°09'28"E	407.94'	408.42'
C17	1255.00'	004°06'25"	S88°23'44"W	89.94'	89.96'
C18	2555.00'	040°58'11"	S65°51'26"W	1788.30'	1826.97'
C19	15.00'	090°00'00"	N89°37'40"W	21.21'	23.56'
C20	3036.00'	006°13'04"	N47°44'12"W	329.31'	329.48'
C21	25.00'	088°51'29"	N84°43'31"E	35.00'	38.77'
C22	2964.00'	002°03'51"	N39°15'51"E	106.78'	106.78'
C23	964.00'	003°41'31"	N36°23'10"E	62.10'	62.12'
C24	1036.00'	004°00'00"	N36°32'25"E	72.31'	72.33'
C25	710.00'	006°41'48"	N54°48'29"W	82.94'	82.98'

NO.	REVISION	DATE

PAPE-DAWSON ENGINEERS
1672 INDEPENDENCE DR, STE 102 | NEW BRAUNFELS, TX 78132 | 830.622.5603
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

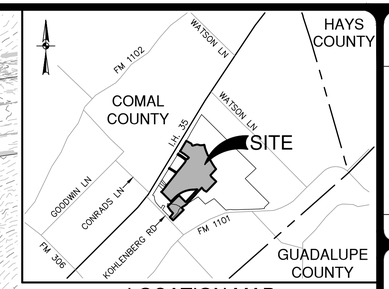
MAYFAIR
NEW BRAUNFELS, TEXAS

SECTOR PLAN 1
LAND USE AND STREET CROSS SECTION

PLAT NO.
JOB NO. 30002-57
DATE JULY 2024
DESIGNER JP
CHECKED DRAWN ML
SHEET 2 OF 7

Date: Mar 14, 2025, 12:06am User ID: Mlopez
File: P:\300\02157\Design\Civil\MAYFAIR-SECTOR PLAN 1-AMENDMENT.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL. AERIAL IMAGERY PROVIDED BY GOOGLE© UNLESS OTHERWISE NOTED. Imagery © 2016,CAPCOG,Digital Globe,Texas Orthoimagery Program, USDA Farm Service Agency.



LOCATION MAP

NOT-TO-SCALE

SCALE: 1"= 300'

0' 300' 600' 900'

LEGEND

- SECTOR BOUNDARY
- CITY ETJ LIMITS
- WATERSHED BOUNDARIES
- IDENTIFIED STREAM
- STREAM BUFFER
- 100 YEAR ULTIMATE DEVELOPMENT
- DRAINAGE FLOW ARROWS
- 800 EXISTING CONTOURS
- A DRAINAGE AREA
- 1 CALCULATION POINT
- STREAM CENTERLINE

NOTES:

1. A SINGLE WATER QUALITY BMP IS SHOWN. FINAL DESIGN OF PROPOSED DEVELOPMENTS WITHIN EACH PARCEL WILL DETERMINE LOCATION AND CONFIGURATION OF THE BMP. BMP'S MAY BE COMBINED OR DIVIDED INTO MULTIPLE BMP'S AS REQUIRED BY THE FINAL DESIGN.
2. STREAM BUFFERS WILL NOT BE REQUIRED IF WATERWAY IS ENCLOSED IN A STORM DRAIN OR IS CONVEYED BY AN ENGINEERED CHANNEL. (REFER TO DDCD SECTION 14.3.2)

FLOW TABLE

CALC PT	EXISTING CONDITIONS FLOW (CFS)	ULTIMATE CONDITIONS FLOW WITHOUT DETENTION (CFS)	ULTIMATE CONDITIONS FLOW WITH DETENTION (CFS)	FREQUENCY (YEAR)
1	1021.4	1506.5	1021.4	2
	2248.0	2868.1	2248.0	10
	3219.4	3904.4	3219.4	25
	4092.8	4826.7	4092.8	50
	5095.8	5882.4	5095.8	100
2	32.0	48.8	32.0	2
	72.8	92.7	72.8	10
	105.1	126.0	105.1	25
	134.4	155.6	134.4	50
	168.1	189.5	168.1	100
3	110.3	164.6	110.3	2
	250.6	315.7	250.6	10
	362.1	430.6	362.1	25
	463.0	532.8	463.0	50
	579.0	649.7	579.0	100

Notes:
- Flows to be determined by HMS model to be provided with plat

NO.	REVISION	DATE

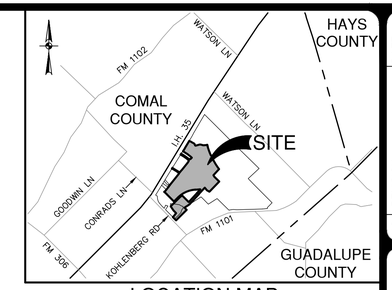
PAPE-DAWSON ENGINEERS
1672 INDEPENDENCE DR, STE 102 | NEW BRAUNFELS, TX 78132 | 830.632.5603
TEXAS ENGINEERING FIRM # 470 | TEXAS SURVEYING FIRM #10028800

MAYFAIR
NEW BRAUNFELS, TEXAS
SECTOR PLAN 1 DRAINAGE

PLAT NO. _____
JOB NO. 30002-57
DATE JULY 2024
DESIGNER JP
CHECKED _____ DRAWN ML
SHEET 3 OF 7

Date: Mar 14, 2025, 12:06pm User ID: MLopez
File: P:\30\02\57\Design\Civil\MAYFAIR-SECTOR PLAN 1-AMENDMENT.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL. AERIAL IMAGERY PROVIDED BY GOOGLE© UNLESS OTHERWISE NOTED. Imagery © 2016,CAPCOG,Digital Globe,Texas Orthoimagery Program, USDA Farm Service Agency.



LOCATION MAP

NOT-TO-SCALE

SCALE: 1"= 200'

0' 200' 400' 600'

LEGEND

- SECTOR BOUNDARY
- CITY ETJ LIMITS
- STREAM BUFFER
- 100 YEAR ULTIMATE DEVELOPMENT
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED UNDERGROUND ELECTRIC LINE
- PROPOSED OVERHEAD ELECTRIC LINE

NOTES:

EASEMENTS WILL BE PROVIDED BY THE DEVELOPER FOR UTILITIES OUTSIDE OF PROPOSED RIGHTS OF WAY.

NO.	REVISION	DATE

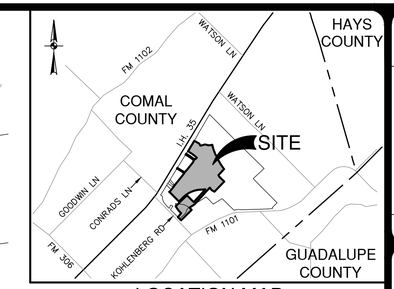
PAPE-DAWSON ENGINEERS
1672 INDEPENDENCE DR, STE 102 | NEW BRAUNFELS, TX 78132 | 830.632.5603
TEXAS ENGINEERING FIRM # 470 | TEXAS SURVEYING FIRM # 10028800

MAYFAIR
NEW BRAUNFELS, TEXAS
SECTOR PLAN 1 UTILITIES

PLAT NO.
JOB NO. 30002-57
DATE JULY 2024
DESIGNER JP
CHECKED DRAWN ML
SHEET 4 OF 7

Date: Mar 14, 2025, 12:06pm User ID: Mlopez
File: P:\300\02\57\Design\Civil\MAYFAIR-SECTOR PLAN 1-AMENDMENT.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL. AERIAL IMAGERY PROVIDED BY GOOGLE© UNLESS OTHERWISE NOTED. Imagery © 2016,CAPCOG,Digital Globe,Texas Orthoimagery Program, USDA Farm Service Agency.



LOCATION MAP

NOT-TO-SCALE

SCALE: 1"= 200'

0' 200' 400' 600'

LEGEND

- SECTOR BOUNDARY
- CITY ETJ LIMITS
- STREAM BUFFER
- 100 YEAR ULTIMATE DEVELOPMENT
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED UNDERGROUND ELECTRIC LINE
- PROPOSED OVERHEAD ELECTRIC LINE

NOTES:

EASEMENTS WILL BE PROVIDED BY THE DEVELOPER FOR UTILITIES OUTSIDE OF PROPOSED RIGHTS OF WAY.

NO.	REVISION	DATE

PAPE-DAWSON ENGINEERS
1672 INDEPENDENCE DR, STE 102 | NEW BRAUNFELS, TX 78132 | 830.622.5623
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

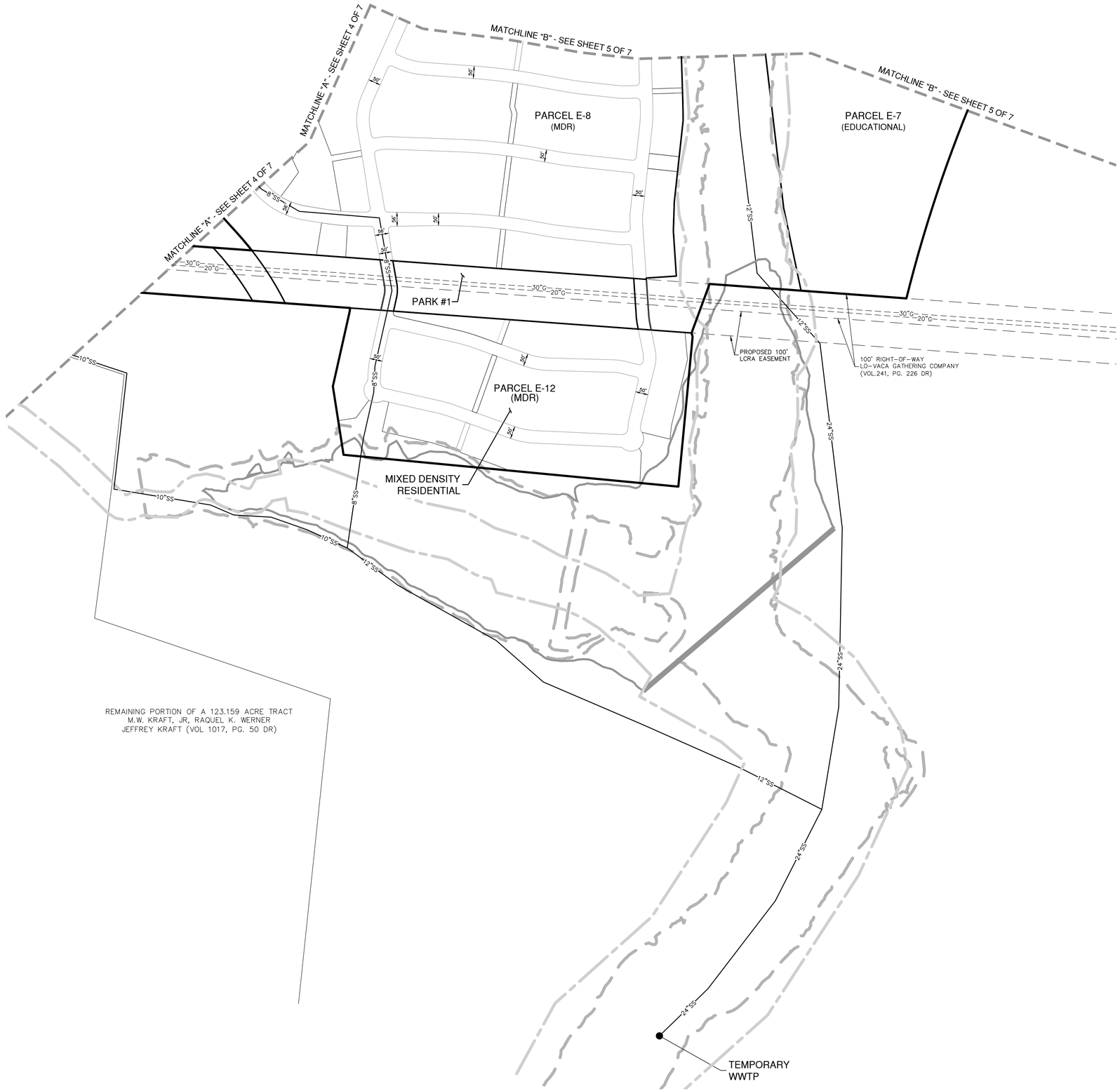
MAYFAIR
NEW BRAUNFELS, TEXAS

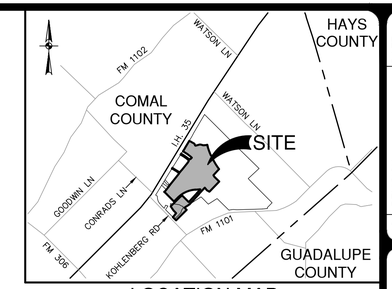
SECTOR PLAN 1
UTILITIES

PLAT NO.
JOB NO. 30002-57
DATE JULY 2024
DESIGNER JP
CHECKED DRAWN ML
SHEET 5 OF 7

Date: Mar 14, 2025, 12:06pm User ID: Mlopez
File: P:\30\02\57\Design\Civil\MAYFAIR-SECTOR PLAN 1-AMENDMENT.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL. AERIAL IMAGERY PROVIDED BY GOOGLE© UNLESS OTHERWISE NOTED. Imagery © 2016,CAPCOG,Digital Globe,Texas Orthoimagery Program, USDA Farm Service Agency.





LOCATION MAP
NOT-TO-SCALE

SCALE: 1"= 200'
0' 200' 400' 600'

LEGEND

- SECTOR BOUNDARY
- CITY ETJ LIMITS
- STREAM BUFFER
- 100 YEAR ULTIMATE DEVELOPMENT
- —W— EXISTING WATER LINE
- —SS— EXISTING SANITARY SEWER LINE
- —SS— PROPOSED SANITARY SEWER LINE
- —W— PROPOSED WATER LINE
- —UGE— PROPOSED UNDERGROUND ELECTRIC LINE
- —OHE— PROPOSED OVERHEAD ELECTRIC LINE

NOTES:

EASEMENTS WILL BE PROVIDED BY THE DEVELOPER FOR UTILITIES OUTSIDE OF PROPOSED RIGHTS OF WAY.

NO.	REVISION	DATE

PAPE-DAWSON ENGINEERS
1672 INDEPENDENCE DR, STE 102 | NEW BRAUNFELS, TX 78132 | 830.632.5603
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

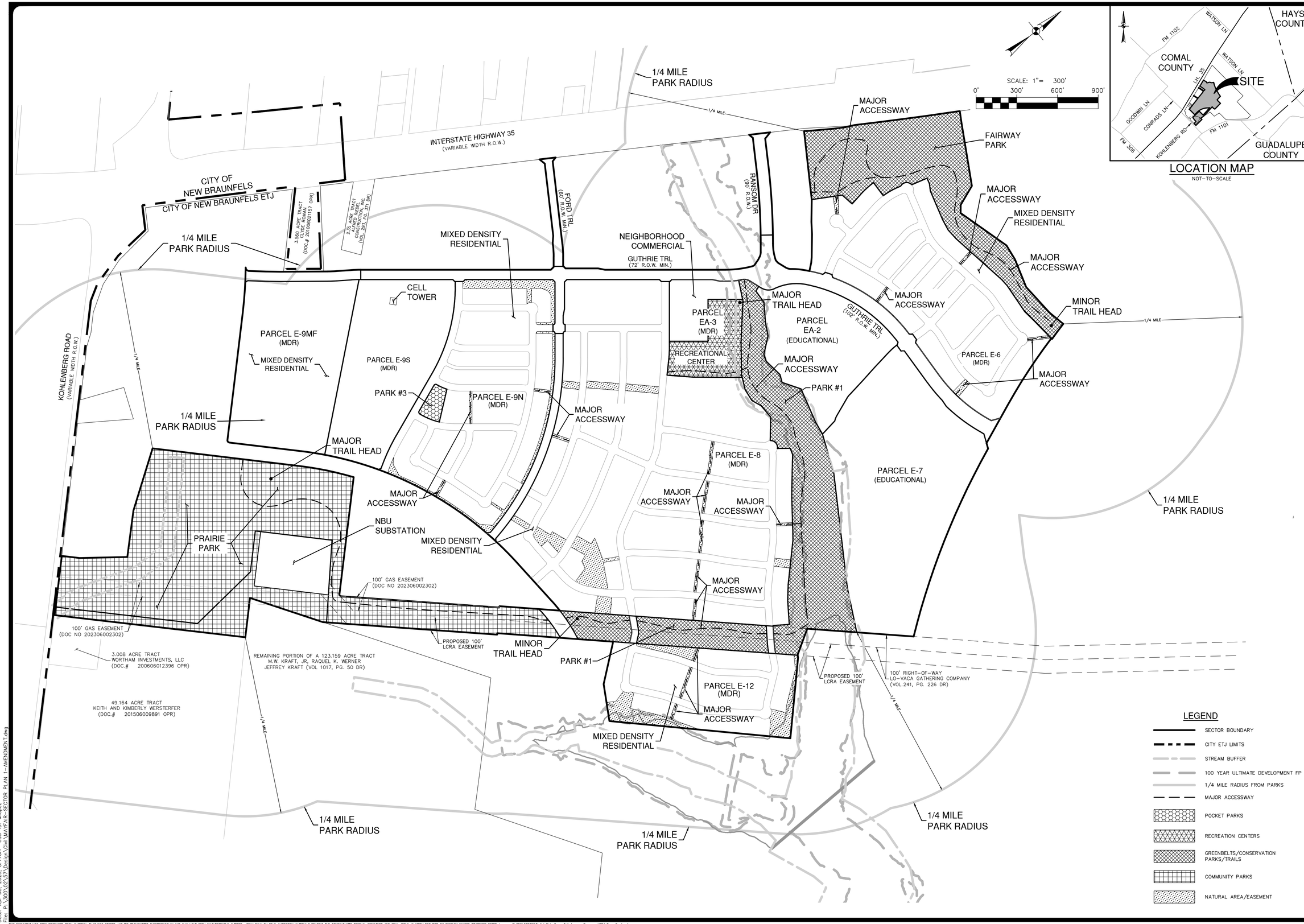
MAYFAIR
NEW BRAUNFELS, TEXAS

SECTOR PLAN 1
UTILITIES

PLAT NO.
JOB NO. 30002-57
DATE JULY 2024
DESIGNER JP
CHECKED DRAWN ML
SHEET 6 OF 7

Date: Mar 14, 2025, 12:06pm User ID: Mlopez
File: P:\300\02\57\Design\Civil\MAYFAIR-SECTOR PLAN 1-AMENDMENT.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL. AERIAL IMAGERY PROVIDED BY GOOGLE© UNLESS OTHERWISE NOTED. Imagery © 2016,CAPCOG,Digital Globe,Texas Orthoimagery Program, USDA Farm Service Agency.



NO.	REVISION	DATE

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

MAYFAIR
NEW BRAUNFELS, TEXAS
SECTOR PLAN 1
PARKLAND

PLAT NO.
JOB NO. 30002-57
DATE JULY 2024
DESIGNER JP
CHECKED DRAWN ML
SHEET 7 OF 7

Date: Apr 08, 2025, 8:17am User ID: MLopez
File: P:\300\02\57\Design\Civil\MAYFAIR-SECTOR PLAN 1-AMENDMENT.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL. AERIAL IMAGERY PROVIDED BY GOOGLE® UNLESS OTHERWISE NOTED. Imagery © 2016,CAPCOG,Digital Globe,Texas Orthoimagery Program, USDA Farm Service Agency.