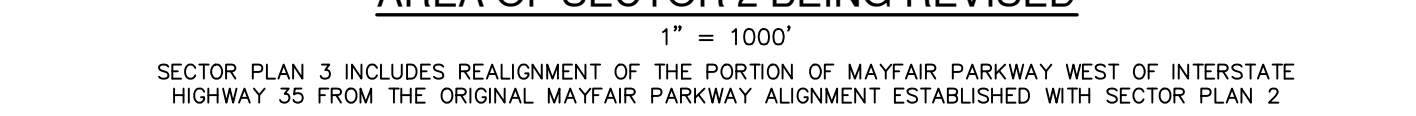
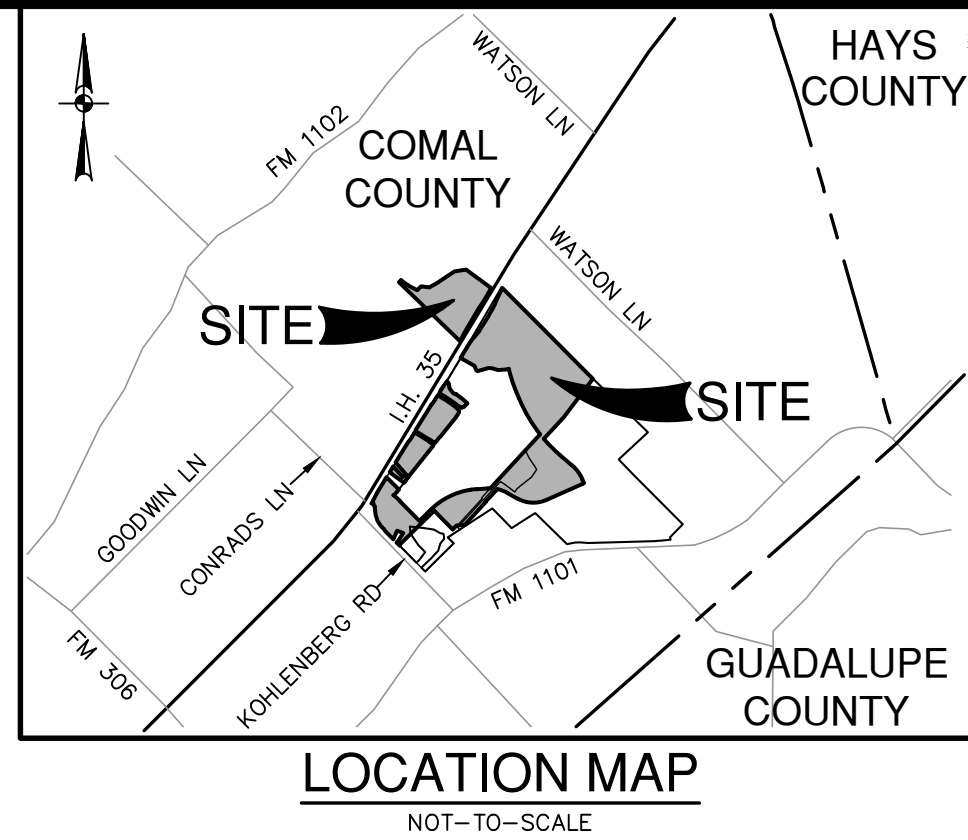


DEVELOPER:
SOUTHSTAR AT MAYFAIR, LLC
THAD RUTHERFORD - CEO/PRESIDENT
SOUTHSTAR COMMUNITIES
1118 VINTAGE WAY,
NEW BRAUNFELS, TEXAS 78132.



PARK SUMMARY			
	SECTOR PLAN 3	(SECTOR PLAN 1, 2 & 3)	
	ACREAGE (AC)	NUMBER	ACREAGE (AC)
POCKET PARK	-	1	0.76
RECREATION CENTER	-	1	5.00
GREENBELT/CONSERVATION PARKS/TRAILS	33.49	-	121.22
COMMUNITY PARKS	68.51	2	119.12
NATURAL AREA/EASEMENT	31.73	-	37.35
TOTAL PARK ACREAGE			283.45

PLAT NO. _____

JOB NO. _____ 30002-27

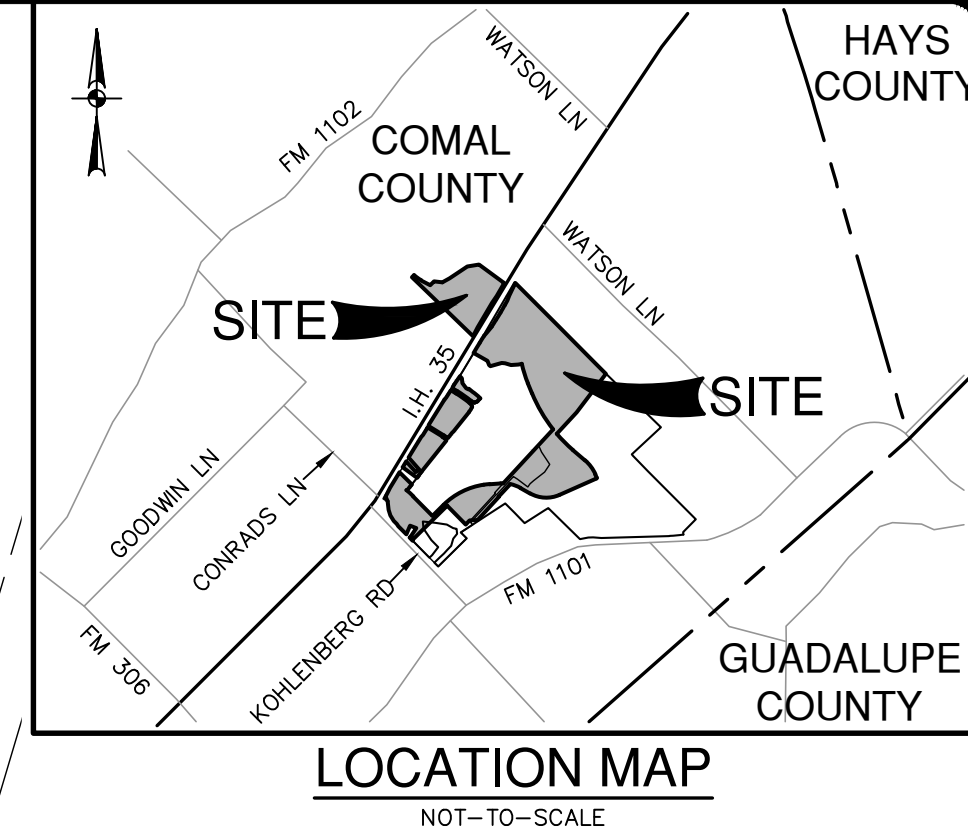
DATE _____ AUGUST 2023

DESIGNER _____ JP

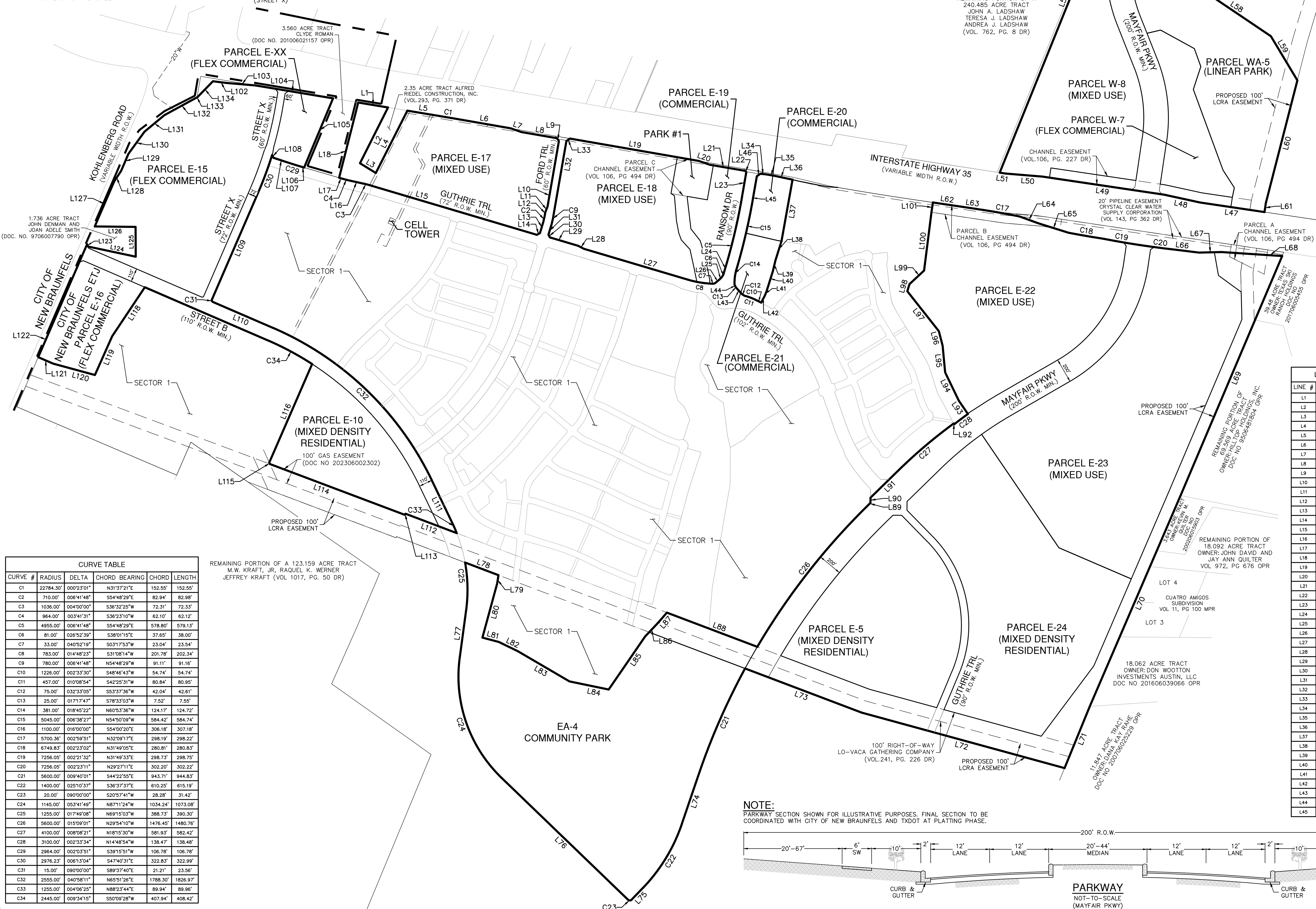
CHECKED _____ DRAWN _____ ML

SHEET _____

1 OF 7

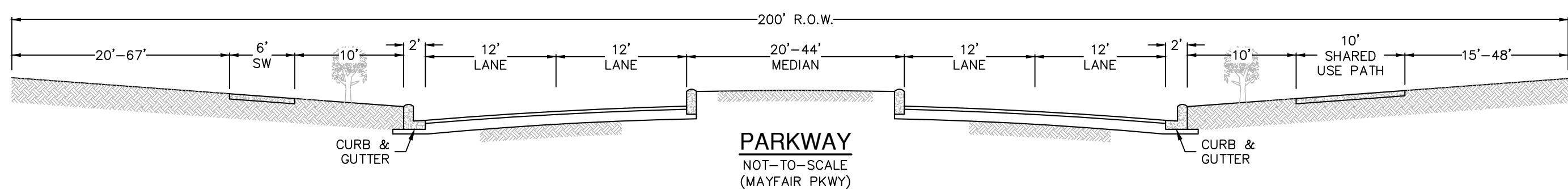


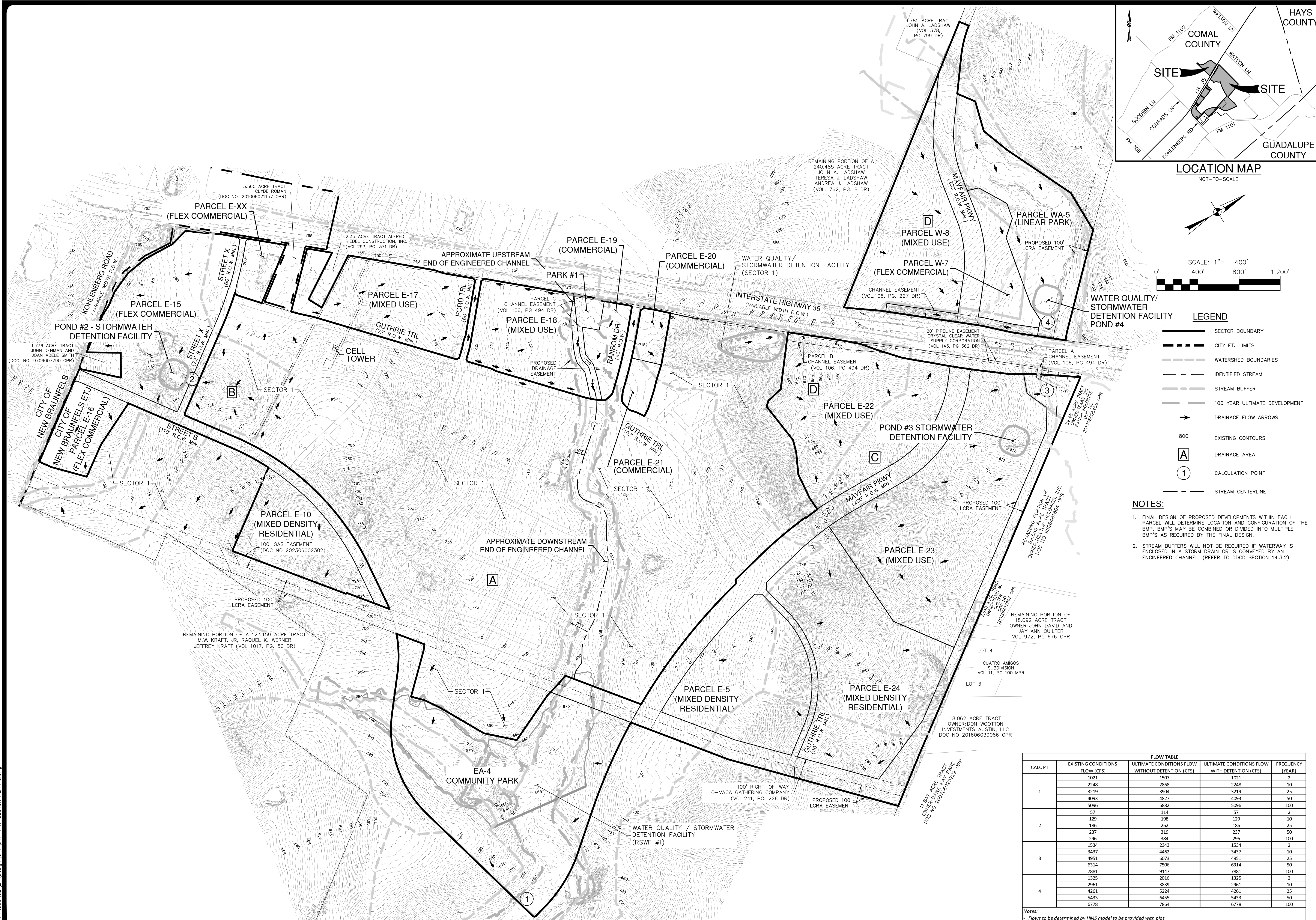
NOTE:
LANE CONFIGURATION SHOWN WITHIN
38' PAVEMENT SHOWN FOR
ILLUSTRATIVE PURPOSES. ALTERNATE
LANE CONFIGURATIONS ARE ALLOWED
WITH APPROVAL OF CITY ENGINEER.



LINE TABLE				LINE TABLE				LINE TABLE			
LINE	#	BEARING	LENGTH	LINE	#	BEARING	LENGTH	LINE	#	BEARING	LENGTH
L1	N3126°06'E	245.76		L46	N1302°37'W	35.00		L91	N2219°40'W	325.62	
L2	S4432°00'E	507.94		L47	S302°70'W	529.08		L92	N735°41'E	70.34	
L3	N5332°02'E	151.20		L48	S314°55'W	300.80		L93	S774°08'W	131.37	
L4	N411°00'W	568.01		L49	S302°34'W	999.80		L94	S861°46'W	255.25	
L5	N3126°06'E	249.71		L50	S264°03'W	300.27		L95	N732°51'E	218.85	
L6	N513°07'W	448.96		L51	S302°55'W	49.01		L96	S882°30'W	121.58	
L7	N4109°13'E	92.72		L52	N460°20'W	2932.08		L97	S734°32'E	413.78	
L8	N513°07'W	294.00		L53	N439°40'E	100.00		L98	N5101°31'E	60.28	
L9	N765°07'W	28.28		L54	S620°20'W	367.00		L99	N205°08'W	162.37	
L10	S580°43'E	540.45		L55	N45°49'E	190.00		L100	N60°48'W	477.83	
L11	S450°44'E	50.99		L56	S840°20'W	300.00		L101	S593°15'E	80.73	
L12	S580°23'E	15.87		L57	N60°59'E	290.00		L102	N291°14'E	110.05	
L13	S8127°35'E	75.79		L58	N560°10'E	750.00		L103	N265°35'E	237.51	
L14	S0627°35'E	29.21		L59	N810°20'E	419.00		L104	N3126°06'E	639.86	
L15	S1383°25'E	1400.75		L60	S533°54'E	1031.00		L105	S457°94'E	610.43	
L16	S343°25'W	109.64		L61	S593°25'E	73.76		L106	S381°35'E	22.13	
L17	S181°35'E	29.28		L62	N302°31'E	223.95		L107	S401°74'W	132.17	
L18	S543°14'W	631.50		L63	N603°50'E	191.16		L108	S485°20'W	25.66	
L19	N3130°37'E	1062.08		L64	N41°58'17'E	166.27		L109	S443°74'W	951.06	
L20	N4054°33'E	95.19		L65	N391°71'E	254.72		L110	N4522°20'E	384.99	
L21	N3130°37'E	294.00		L66	N290°42'E	190.98		L111	N862°03'2"E	534.59	
L22	N7650°37'E	14.14		L67	N204°08'E	184.86		L112	S424°35'E	445.29	
L23	S580°23'E	208.64		L68	N204°51'E	493.20		L113	S431°93'E	10.78	
L24	S8127°35'E	57.36		L69	S450°02'E	2115.99		L114	S423°57'W	1171.60	
L25	S243°56'E	21.56		L70	S444°42'E	1868.23		L115	S873°75'W	12.71	
L26	S1708°17'E	42.56		L71	S454°61'E	542.39		L116	S434°02'W	874.07	
L27	S1383°25'W	886.45		L72	S731°57'W	1710.41		L117	S452°22'00"	1090.27	
L28	S4950°10'W	50.99		L73	S424°35'E	1041.75		L118	S341°90'E	478.88	
L29	S1383°25'W	240.21		L74	S491°25'E	421.19		L119	S440°02'3"E	345.42	
L30	S833°25'W	25.21		L75	S242°19'E	130.84		L120	S371°71'W	352.26	
L31	N5127°35'E	68.62		L76	S655°74'W	1429.87		L121	S452°22'00"	131.95	
L32	S580°23'E	616.32		L77	N602°29'W	389.37		L122	S443°74'W	1001.08	
L33	N1309°23'E	35.36		L78	N244°35'E	290.87		L123	S897°34'W	20.26	
L34	N2741°37'E	43.36		L79	S584°15'E	69.06		L124	N339°51'E	397.10	
L35	N1309°23'E	73.00		L80	S324°70'E	455.71		L125	N687°91'W	242.15	
L36	N340°32'E	150.00		L81	N365°30'E	138.09		L126	S223°28'E	332.51	
L37	S5750°23'E	507.82		L82	N475°16'E	173.42		L127	N434°74'W	399.11	
L38	S503°45'E	164.67		L83	S3221°00'W	484.87		L128	N354°42'W	102.61	
L39	S5424°36'E	90.20		L84	S3341°47'E	325.71		L129	N45°50'55'W	149.83	
L40	S503°45'E	171.75		L85	S3331°52'E	523.65		L130	N320°40'W	223.01	
L41	S4529°25'E	39.03		L86	S242°91'S	156.22		L131	N1746°35'S	210.78	
L42	S395°59'E	63.10		L87	S271°38'E	106.48		L132	N063°30'W	302.20	
L43	S695°94'W	63.47		L88	N442°35'E	786.15		L133	N662°54'E	11.15	
L44	S871°57'W	21.00		L89	N221°40'W	13.16		L134	N234°42'W	183.71	
L45	S580°23'E	191.75		L90	N671°40'W	42.43					

NOTE:
PARKWAY SECTION SHOWN FOR ILLUSTRATIVE PURPOSES. FINAL SECTION TO BE
COORDINATED WITH CITY OF NEW BRAUNFELS AND TXDOT AT PLATTING PHASE.



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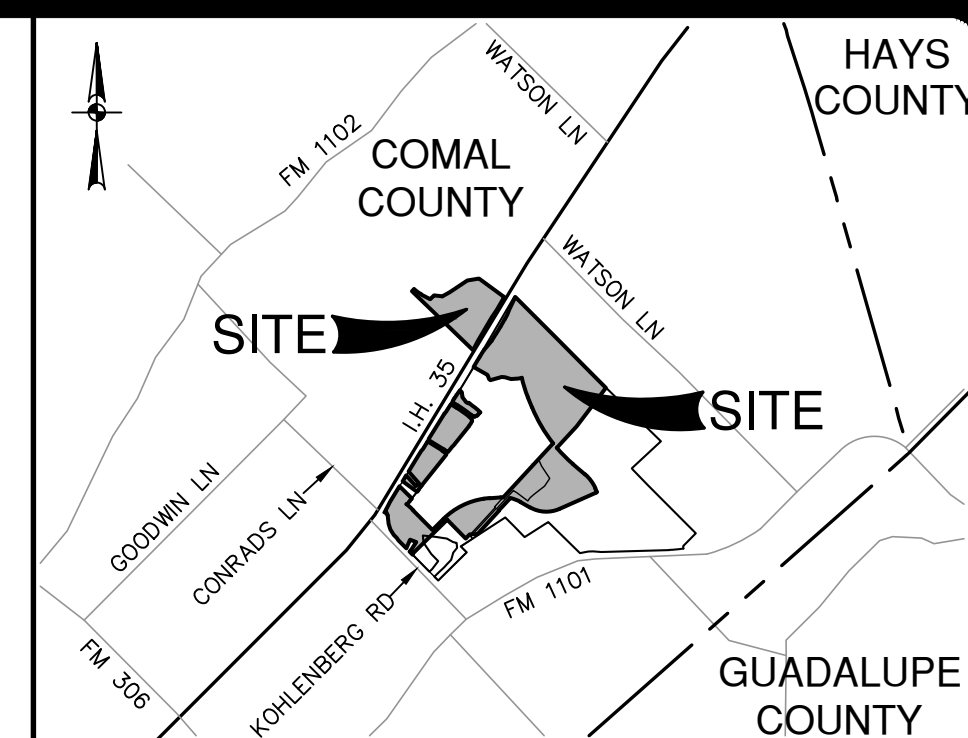
PAPE-DAWSON
INC.
ENGINEERS

NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FT WORTH | DALLAS
1672 INDEPENDENCE DR. STE. 102 | NEW BRAUNFELS, TX. 78132 | 800.632.5683
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

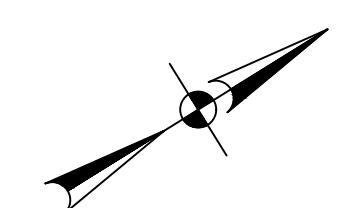
MAYFAIR
NEW BRAUNFELS, TEXAS

SECTOR PLAN 3
DRAINAGE

PLAT NO. _____
JOB NO. 30002-27
DATE AUGUST 2023
DESIGNER JP
CHECKED _____ DRAWN ML
SHEET **3 OF 7**



NOT-TO-SCALE



SCALE: 1" = 300'

A horizontal graphic scale bar with a total length of 900 feet. It is divided into four equal segments of 225 feet each. The first segment is divided into four smaller squares, alternating black and white. The segments are labeled 0', 300', 600', and 900' at their respective boundaries.

LEGEND

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



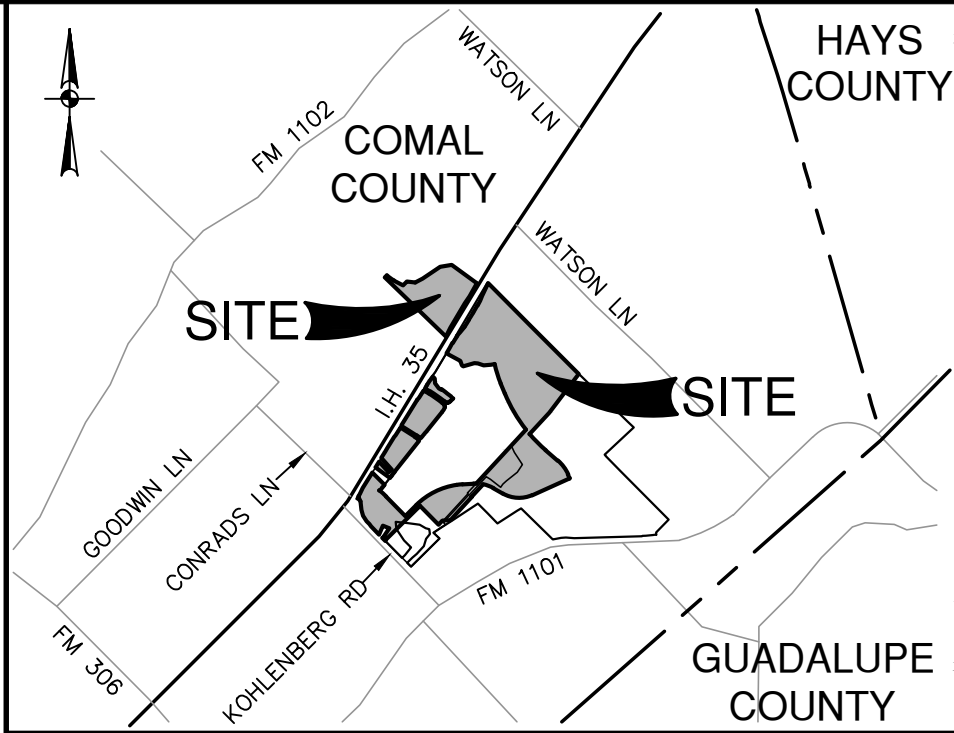
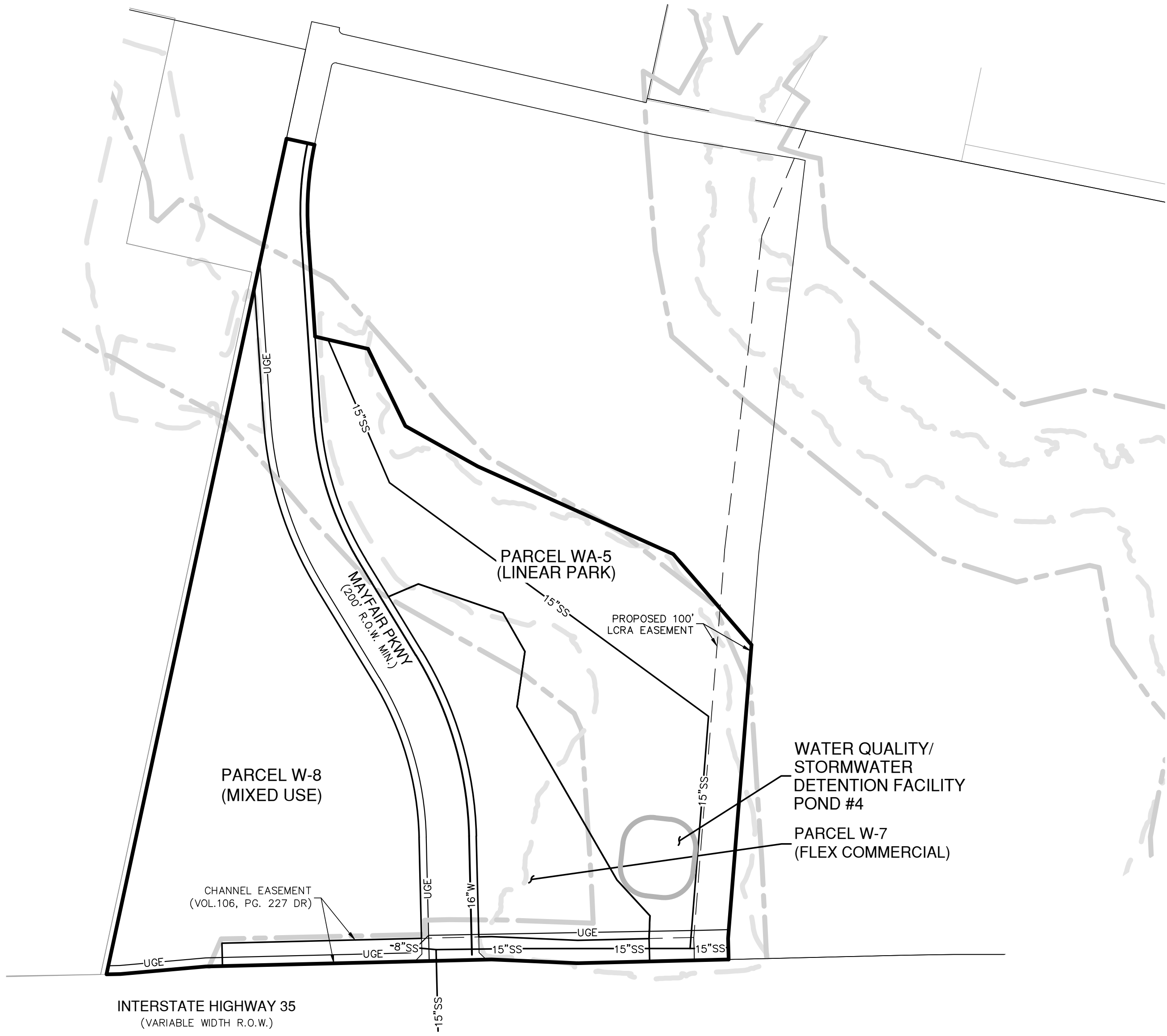
**PAPE-DAWSON
ENGINEERS**

NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FT. WORTH | DALLAS
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 3
UTILITIES

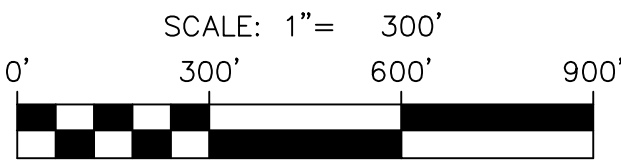
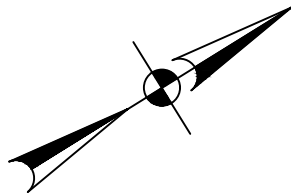
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PLAT NO. _____
JOB NO. 30002-27
DATE AUGUST 2023
DESIGNER JP
CHECKED _____ DRAWN ML
SHEET 4 OF 7



LOCATION MAP

NOT-TO-SCALE



LEGEND

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

PAPE-DAWSON
ENGINEERS

NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FT WORTH | DALLAS
1672 INDEPENDENCE DR, STE 102 | NEW BRAUNFELS, TX 78132 | 832.632.5653
TEXAS ENGINEERING FIRM #479 | TEXAS SURVEYING FIRM #1028860

MAYFAIR
NEW BRAUNFELS, TEXAS
SECTOR PLAN 3
UTILITIES

PLAT NO.	
JOB NO.	30002-27
DATE	AUGUST 2023
DESIGNER	JP
CHECKED	DRAWN ML
SHEET	6 OF 7

[illegible]

MAYFAIR
NEW BRAUNFELS, TEXAS

SECTOR PLAN 3
PARKLAND