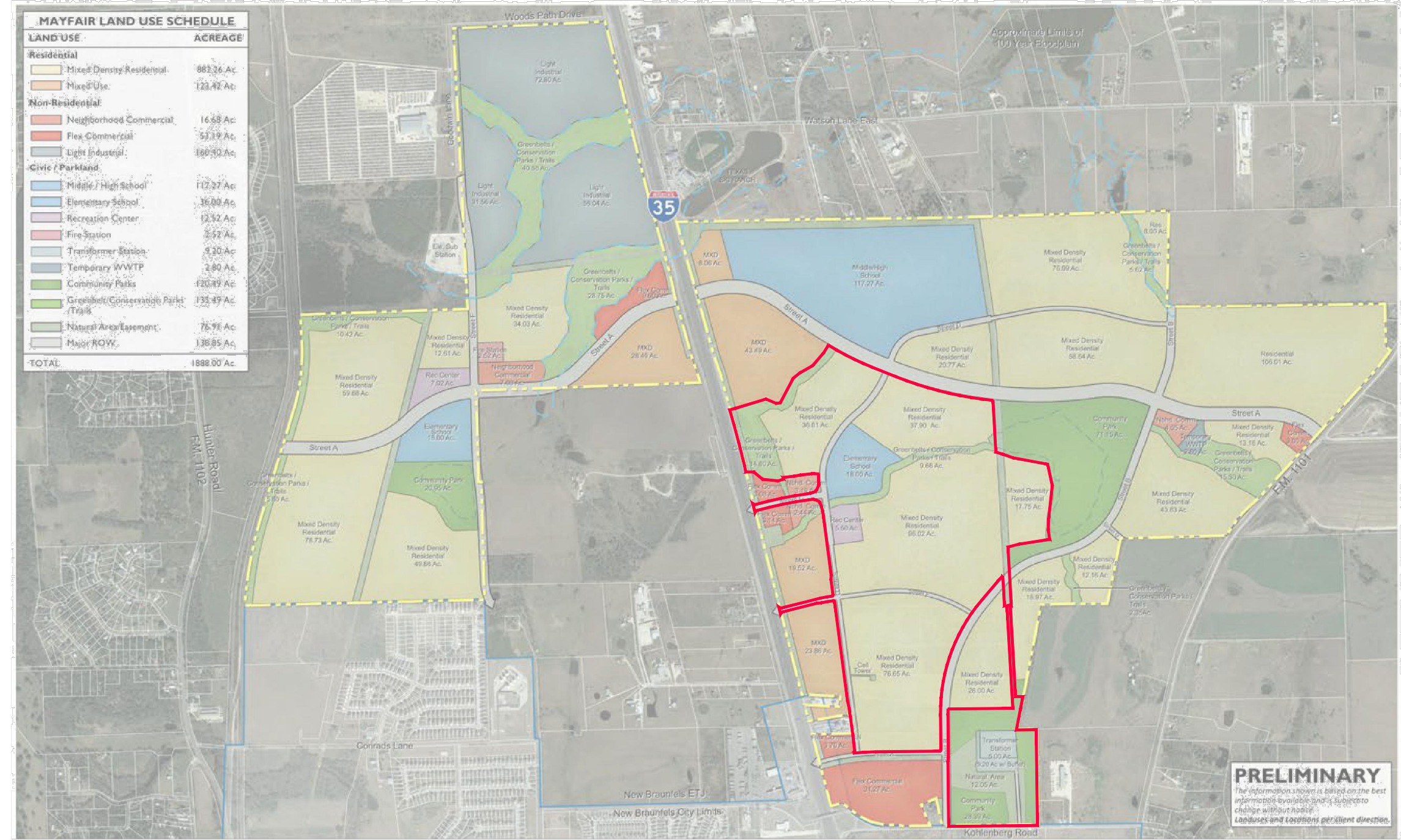
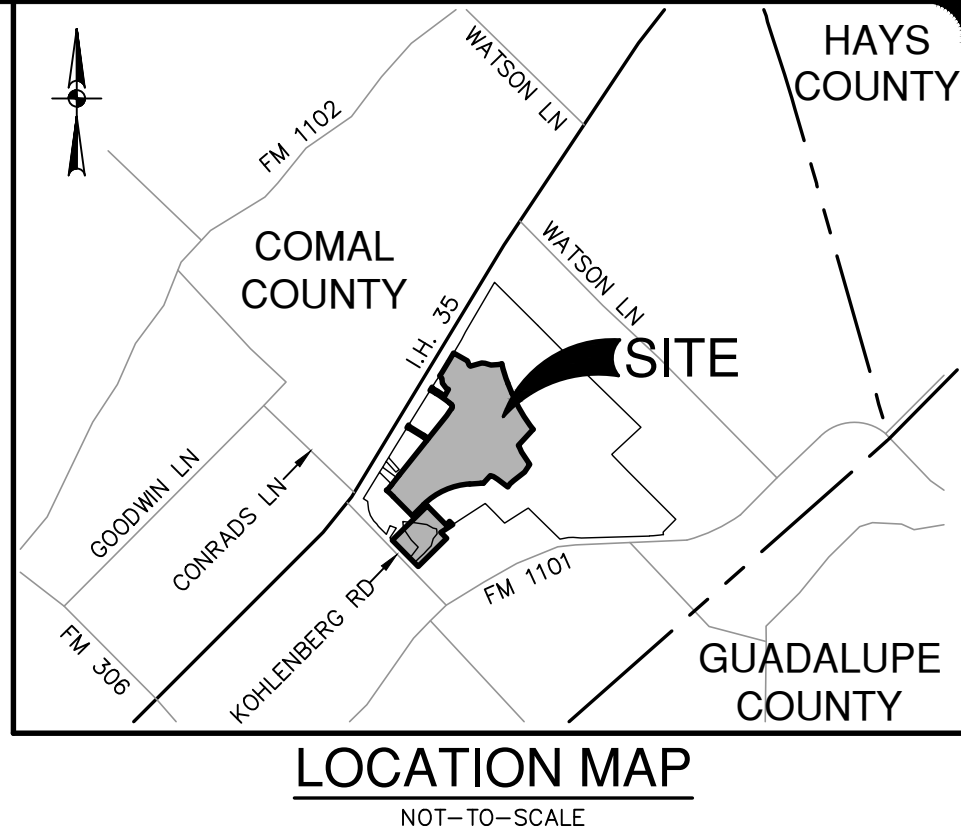
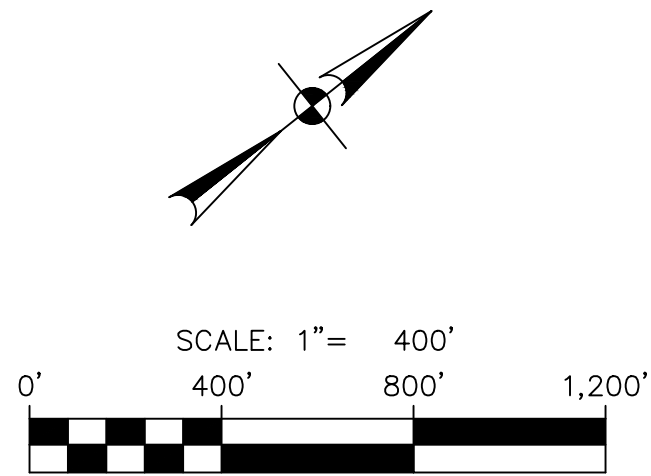




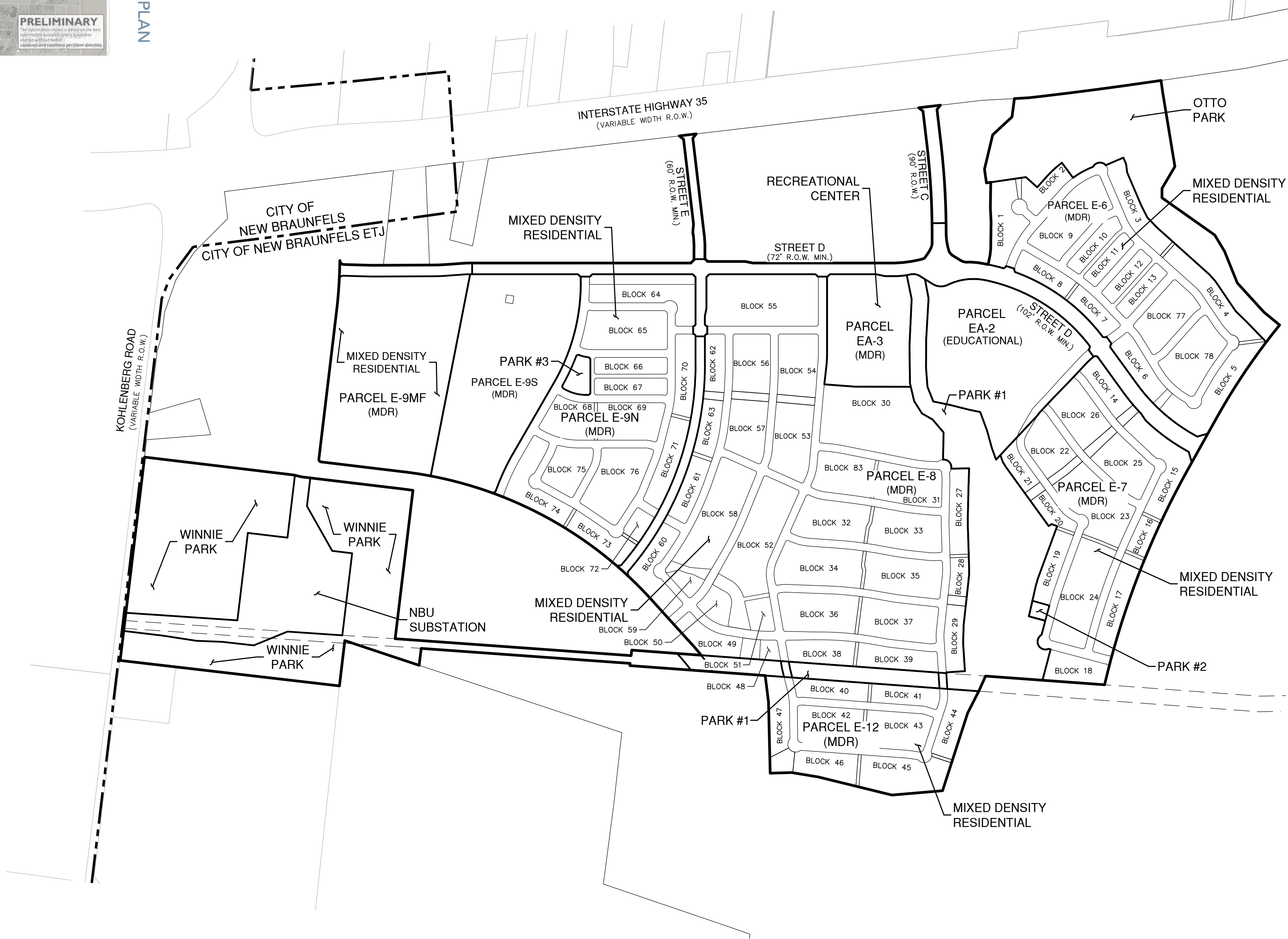
MAYFAIR SECTOR 1

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

MAYFAIR
PART B
SECTION 3 MASTER FRAMEWORK PLAN



DEVELOPMENT STATISTICS		PROPOSED
ACREAGE SUMMARY		SECTOR PLAN
SECTOR GROSS ACREAGE		387.50
PARCEL GROSS ACREAGE		
PARCEL E6		34.46
PARCEL E7		31.49
PARCEL E8		86.86
PARCEL E-9N		35.05
PARCEL E-9S		19.77
PARCEL E-9MF		22.08
PARCEL E-12		18.36
PARCEL E-A2		17.56
PARCEL EA-3		8.74
TOTAL PARCEL ACREAGE		274.37
RESIDENTIAL DWELLING UNITS		
AVERAGE RESIDENTIAL DENSITY		
PARCEL E6		2.5-7 DWELLINGS/AC
PARCEL E7		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	2	1.02
RECREATION CENTER	1	8.74
GREENBELTS/CONSERVATION PARKS/TRAILS	-	41.19
COMMUNITY PARKS	-	39.75
NATURAL AREA/EASEMENTS	-	7.21
TOTAL PARK ACREAGE		97.91
ACCESSWAY LOCATIONS		
	PARCEL	
	E6	
	E7	
	E8	
	E9-N	
	E12	
ACCESSWAYS ARE LOCATED IN THESE PARCELS. LOCATIONS ARE DEPICTED ON THE PARKLAND PLAN HEREIN (SHEET 7 OF 7)		

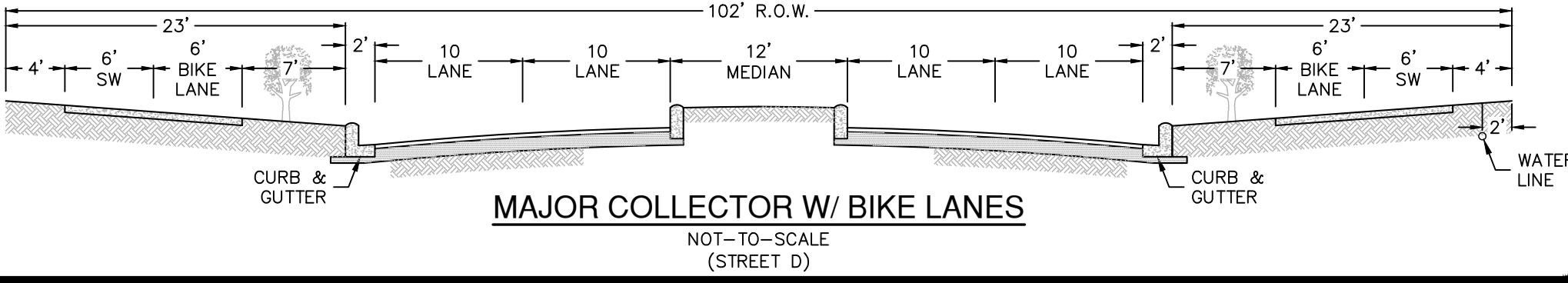
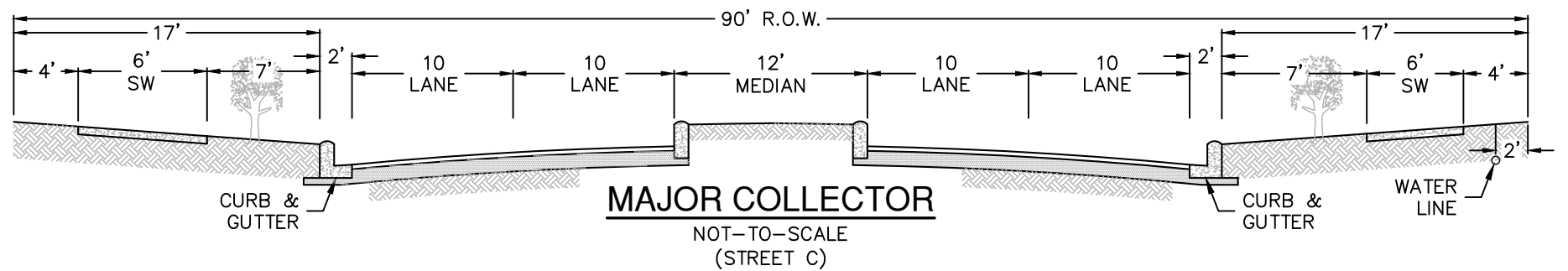
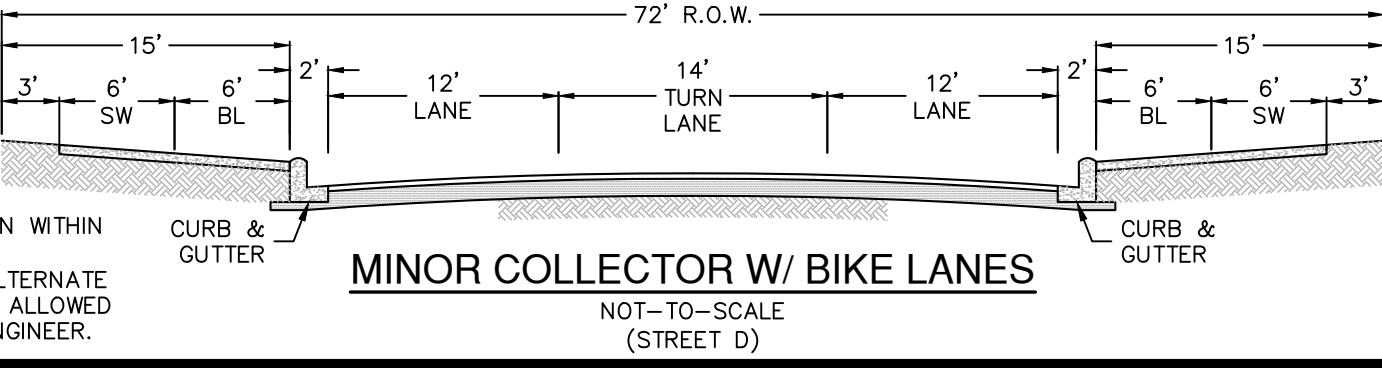
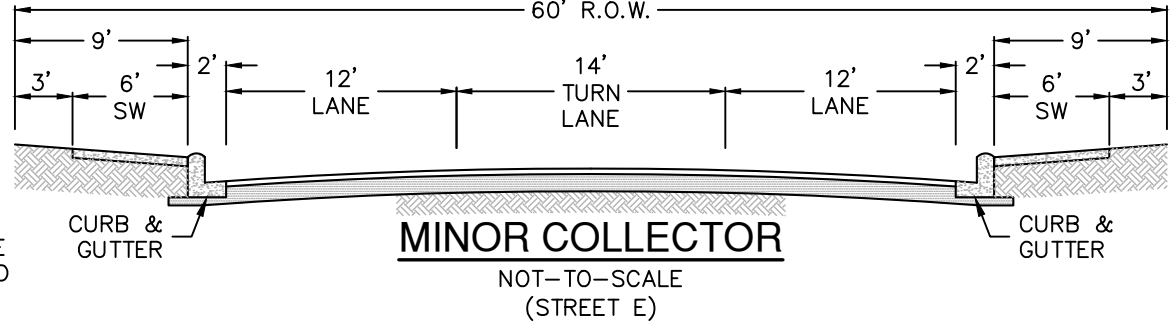
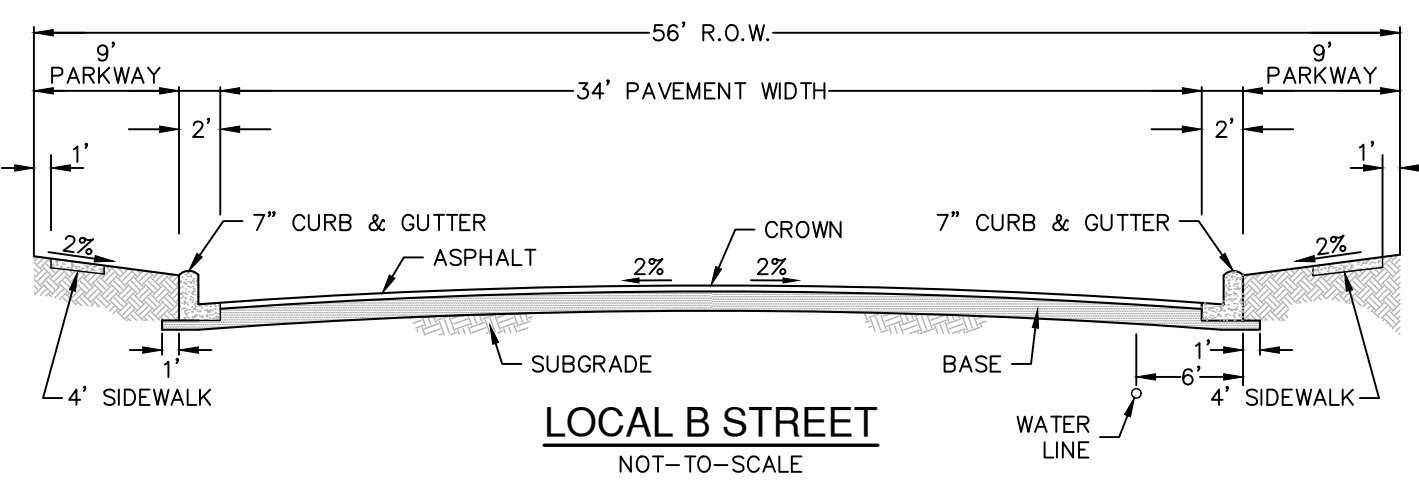
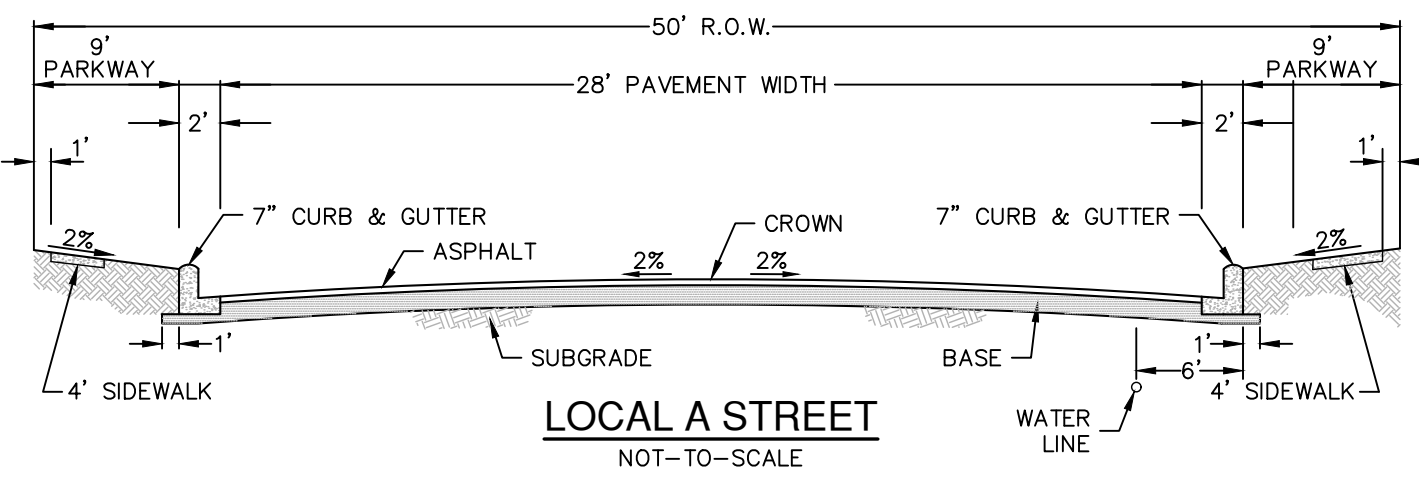
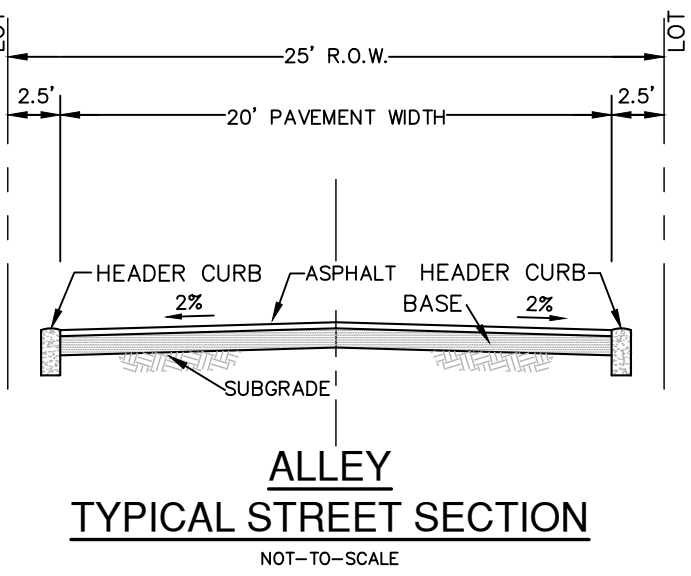
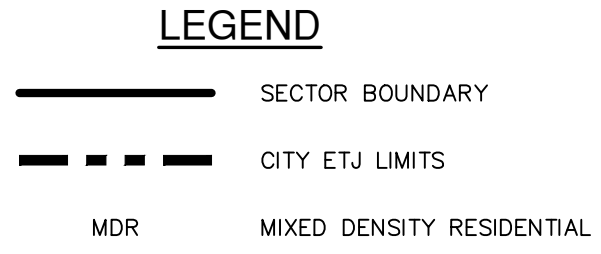
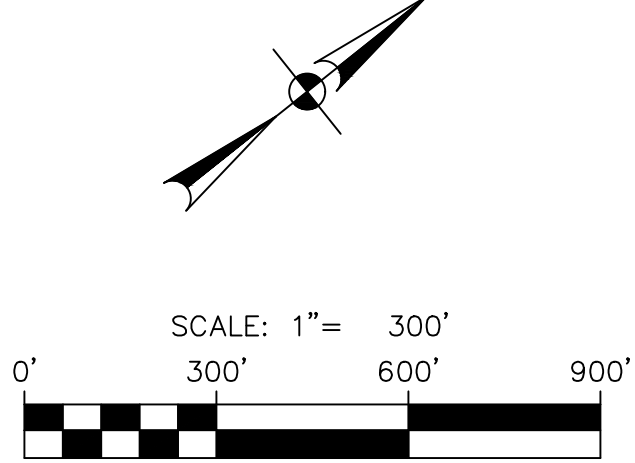
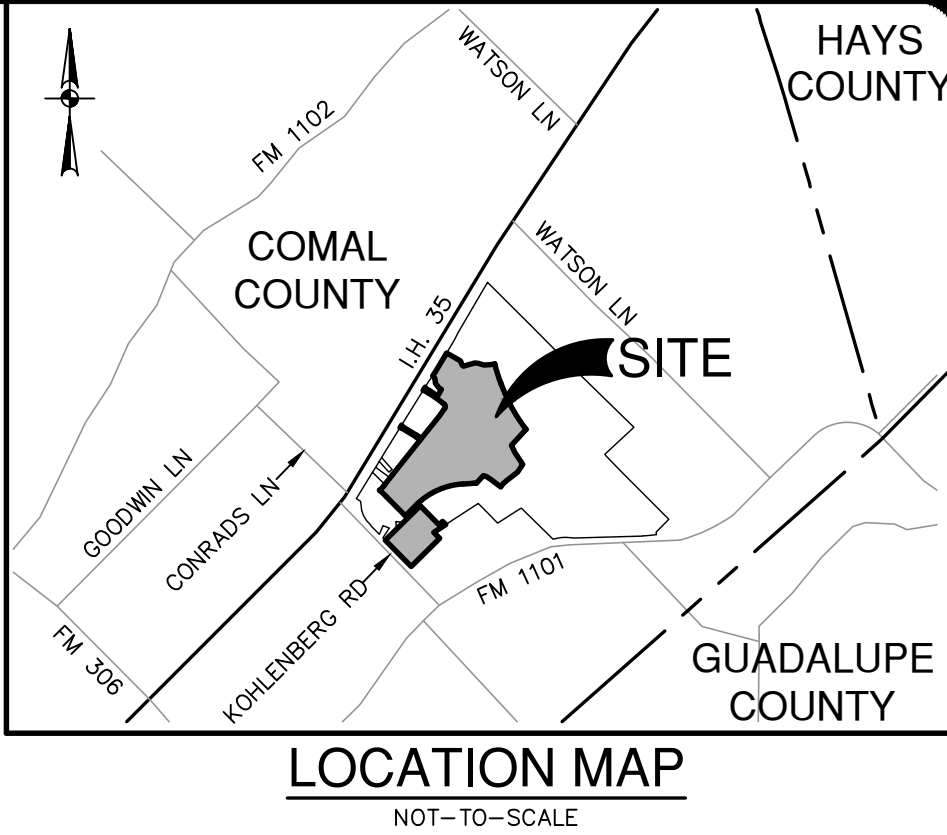
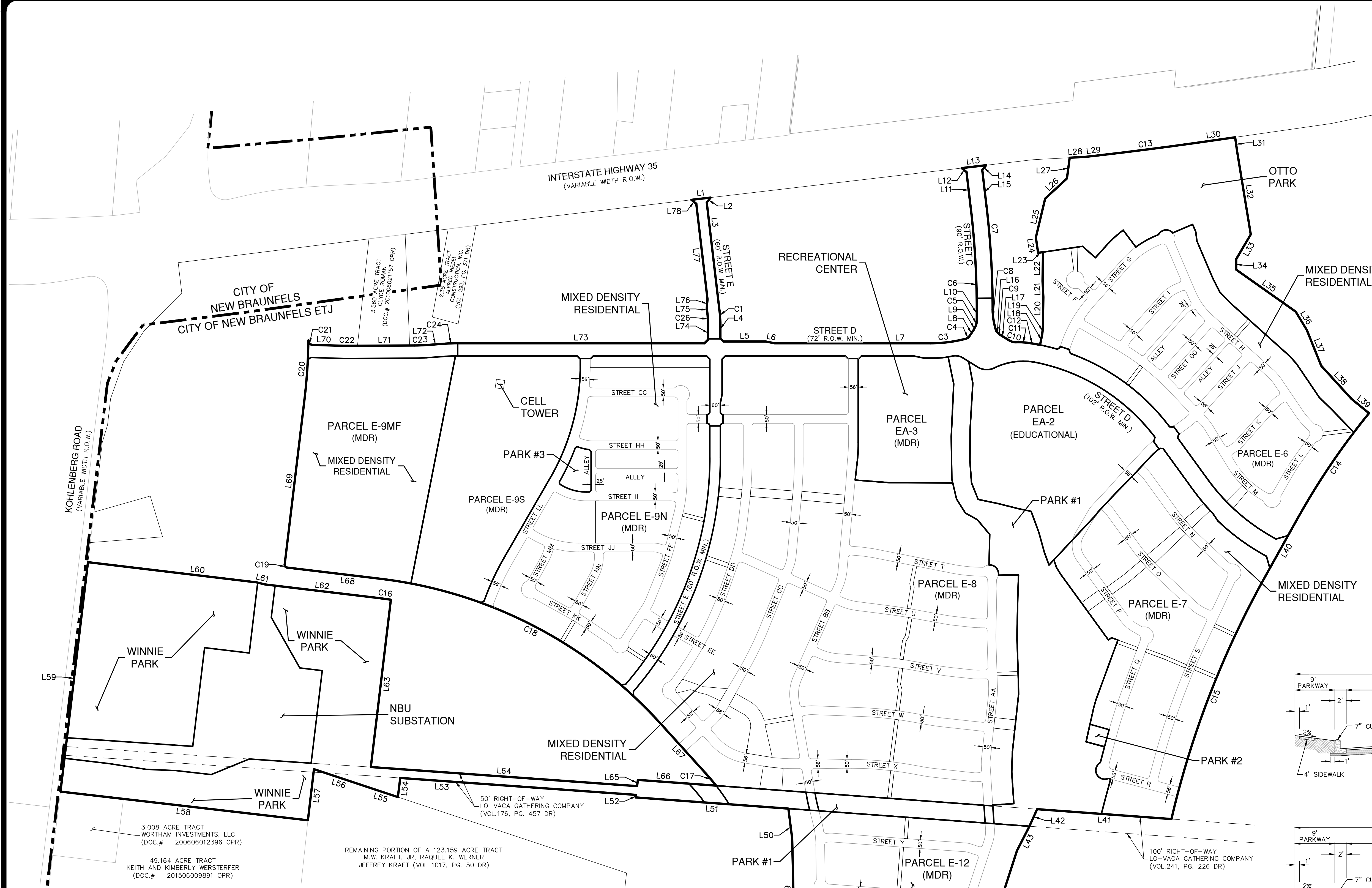


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TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1028860

MAYFAIR
NEW BRAUNFELS, TEXAS
SECTOR PLAN 1
COVER SHEET

PLAT NO. _____
JOB NO. 30002-05
DATE FEBRUARY 2022
DESIGNER JP
CHECKED DRAWN ML
SHEET 1 OF 7



LINE TABLE			LINE TABLE			LINE TABLE			CURVE TABLE					
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH	CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
L1	N31°50'37"E	110.00'	L27	N43°59'29"W	118.89'	L53	S42°37'59"W	1342.36'	C1	780.00'	006°41'48"	S54°48'29"E	91.11'	91.16'
L2	S13°09'23"E	35.36'	L28	N35°25'22"E	92.33'	L54	S44°21'55"E	109.21'	C3	783.00'	014°48'23"	N31°08'14"E	201.78'	202.34'
L3	S58°09'23"E	616.32'	L29	N32°04'30"E	72.08'	L55	S56°52'51"W	181.75'	C4	33.00'	040°52'19"	N03°17'53"E	23.04'	23.54'
L4	S51°27'35"E	71.45'	L30	N30°23'16"E	238.24'	L56	S56°57'56"W	320.28'	C5	81.00'	026°52'39"	N38°01'15"W	37.65'	38.00'
L5	S38°32'25"E	240.21'	L31	S59°31'58"E	80.73'	L57	S44°44'19"E	282.30'	C6	4955.00'	006°41'48"	N54°48'29"W	578.80'	579.13'
L6	N49°51'01"E	50.99'	L32	S60°48'16"E	477.83'	L58	S45°09'17"W	1414.55'	C7	5045.00'	006°38'27"	S54°50'09"E	584.42'	584.74'
L7	S38°32'25"E	162.37'	L33	S20°56'08"E	162.37'	L59	N44°37'40"W	1312.00'	C8	381.00'	018°45'22"	S60°53'36"E	124.17'	124.72'
L8	N17°08'17"W	42.56'	L34	S51°01'31"E	60.28'	L60	N45°22'20"E	963.84'	C9	25.00'	017°17'47"	N78°33'03"E	7.52'	7.55'
L9	N24°34'56"W	21.56'	L35	N73°43'26"E	413.78'	L61	N52°12'54"E	50.36'	C10	75.00'	032°33'05"	N53°37'36"E	42.04'	42.61'
L10	N51°27'35"W	57.38'	L36	S82°37'05"E	121.51'	L62	N45°22'20"E	646.59'	C11	457.00'	010°08'54"	N42°25'31"E	80.84'	80.95'
L11	N58°09'23"W	208.64'	L37	S73°25'18"E	218.85'	L63	S44°37'40"E	956.89'	C12	1226.00'	002°33'30"	N48°46'43"E	54.74'	54.74'
L12	S76°50'37"W	35.36'	L38	N86°10'46"E	255.25'	L64	N42°37'59"E	1515.77'	C13	23072.30'	001°21'04"	N31°15'02"E	544.10'	544.12'
L13	N31°50'37"E	140.00'	L39	N77°42'08"E	128.14'	L65	N44°32'27"W	35.40'	C14	4100.00'	010°04'45"	S17°17'17"E	720.32'	721.25'
L14	S13°09'23"E	35.36'	L40	S22°19'40"E	381.33'	L66	N42°43'58"E	445.29'	C15	5300.00'	015°59'29"	S30°19'24"E	1474.44'	1479.23'
L15	S58°09'23"E	208.64'	L41	S42°43'58"W	764.60'	L67	S86°20'32"W	384.99'	C16	2445.00'	001°42'18"	N46°13'29"E	72.75'	72.76'
L16	N87°11'57"E	21.00'	L42	S27°10'38"E	106.48'	L68	S45°22'20"W	534.59'	C17	1255.00'	004°06'25"	S80°23'44"W	89.94'	89.96'
L17	N69°54'09"E	63.47'	L43	S24°29'15"E	156.22'	L69	N44°37'40"W	951.06'	C18	2555.00'	040°58'11"	S65°51'26"W	1788.30'	1826.97'
L18	N39°58'59"W	63.10'	L44	S33°31'52"E	523.65'	L70	N40°17'47"E	125.58'	C19	15.00'	090°00'00"	N89°37'40"W	21.21'	23.56'
L19	N45°59'25"W	39.03'	L45	S33°41'47"W	325.71'	L71	N38°13'56"E	347.69'	C20	3036.00'	006°13'04"	N47°44'12"W	329.31'	329.48'
L20	N50°35'45"W	171.75'	L46	S52°21'00"W	484.87'	L72	N34°32'25"E	109.64'	C21	25.00'	088°51'29"	N84°43'31"E	35.00'	38.77'
L21	N54°24'36"W	90.20'	L47	S47°54'26"W	173.42'	L73	N38°32'25"E	1400.75'	C22	2964.00'	002°03'51"	N39°15'15"E	106.78'	106.78'
L22	N50°35'45"W	164.67'	L48	S36°53'02"W	138.09'	L74	N51°27'35"W	75.79'	C23	964.00'	003°41'31"	N36°23'10"E	62.10'	62.12'
L23	S30°12'48"W	27.93'	L49	N52°47'02"W	455.71'	L75	N58°09'23"W	19.87'	C24	1036.00'	004°00'00"	N36°32'25"E	72.31'	72.33'
L24	N59°47'11"W	88.10'	L50	N05°41'15"W	171.08'	L76	N46°50'47"W	50.99'	C25	710.00'	006°41'48"	N54°48'29"W	82.94'	82.98'
L25	N38°00'20"W	227.15'	L51	S42°43'58"W	889.20'	L77	N58°09'23"W	546.45'						
L26	N04°39'02"W	168.29'	L52	N44°32'27"W	14.65'	L78	S76°50'37"W	35.36'						

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

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

DATE	
NO.	
REVISION	

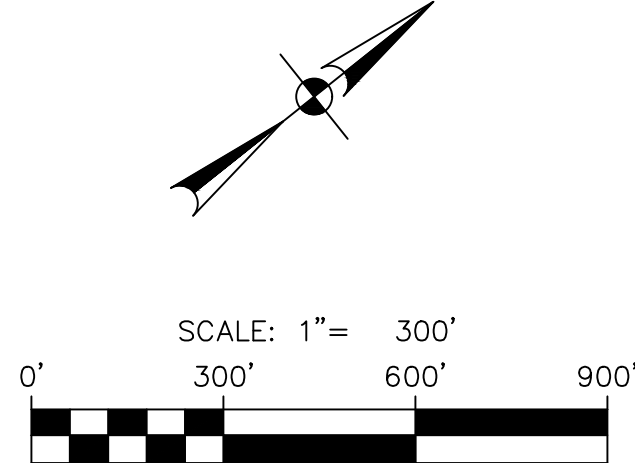
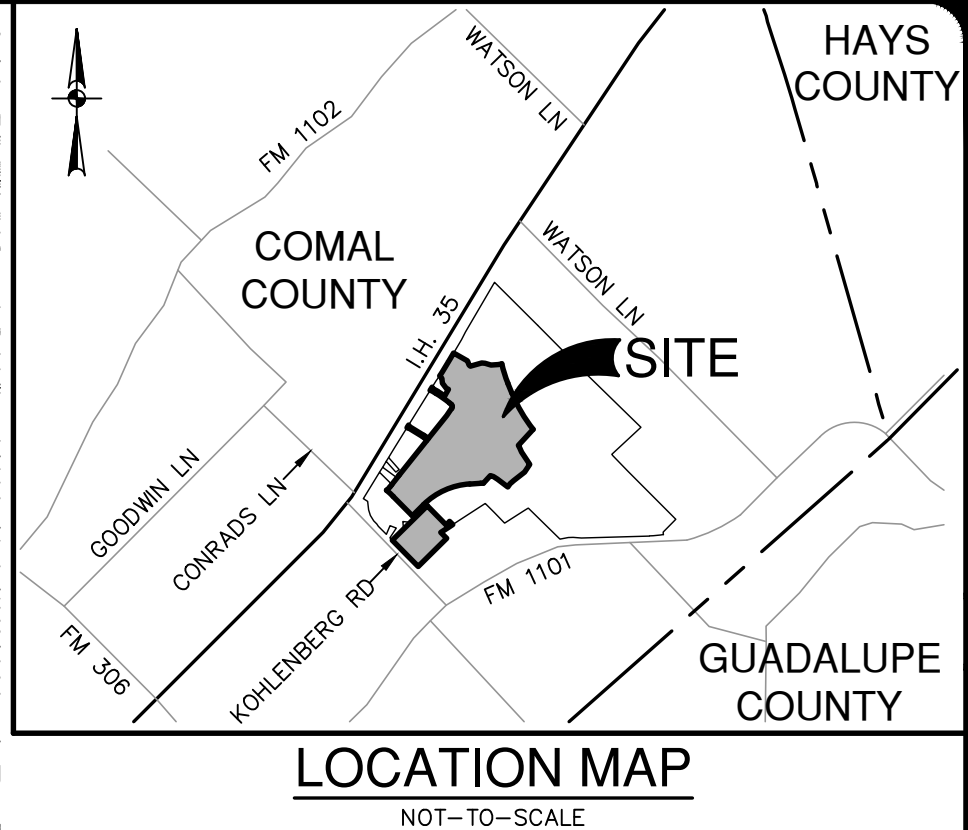
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1677 INDEPENDENCE DR. STE 102 | NEW BRAUNFELS, TX 78132 | 830.632.5653
TEXAS ENGINEERING FIRM #479 | TEXAS SURVEYING FIRM #1008860

MAYFAIR
NEW BRAUNFELS, TEXAS
SECTOR PLAN 1
LAND USE AND STREET CROSS SECTION

PLAT NO.	
JOB NO.	30002-05
DATE	FEBRUARY 2022
DESIGNER	JP
CHECKED	DRAWN ML
SHEET	2 OF 7

Date: Feb 02, 2023 8:16am User: ID: n18922
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- LEGEND**
- SECTOR BOUNDARY
 - CITY ETJ LIMITS
 - WATERSHED BOUNDARIES
 - IDENTIFIED STREAM
 - STREAM BUFFER
 - 100 YEAR ULTIMATE DEVELOPMENT
 - DRAINAGE FLOW ARROWS
 - EXISTING CONTOURS
 - DRAINAGE AREA
 - CALCULATION POINT
 - STREAM CENTERLINE

- NOTES:**
- 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.
 - STREAM BUFFERS WILL NOT BE REQUIRED IF WATERWAY IS ENCLOSED IN A STORM DRAIN OR IS CONVEYED BY AN ENGINEERED CHANNEL. (REFER TO DCCD 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 plan

DATE

NO. REVISION

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TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1008860

MAYFAIR
NEW BRAUNFELS, TEXAS
SECTOR PLAN 1
DRAINAGE

PLAT NO. _____

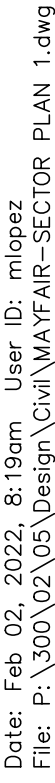
JOB NO. 30002-05

DATE FEBRUARY 2022

DESIGNER JP

CHECKED DRAWN ML

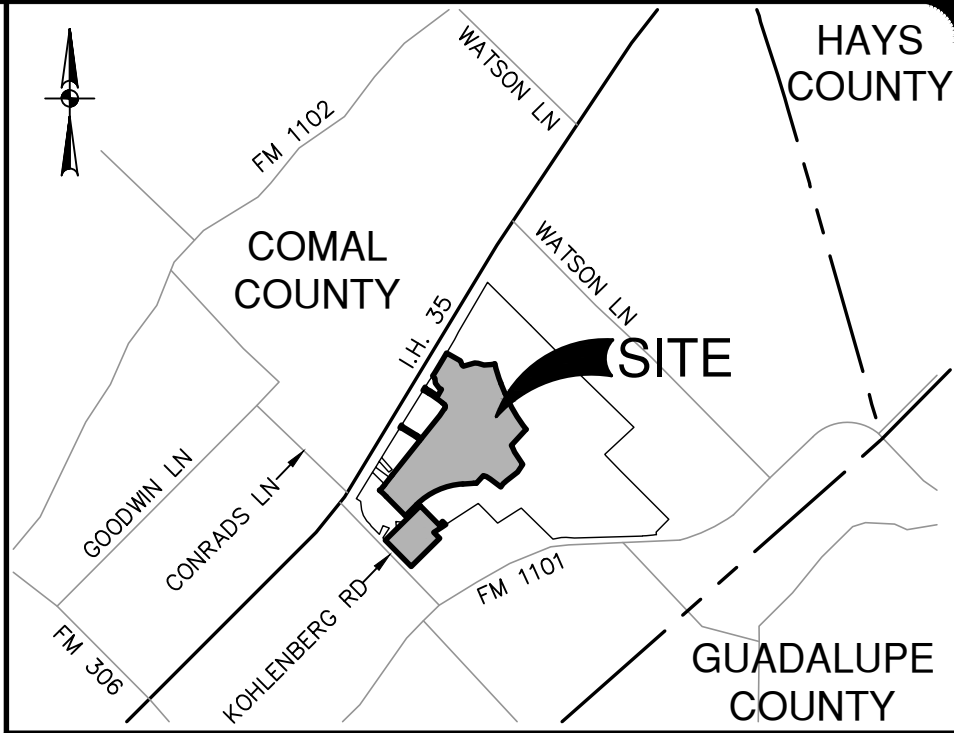
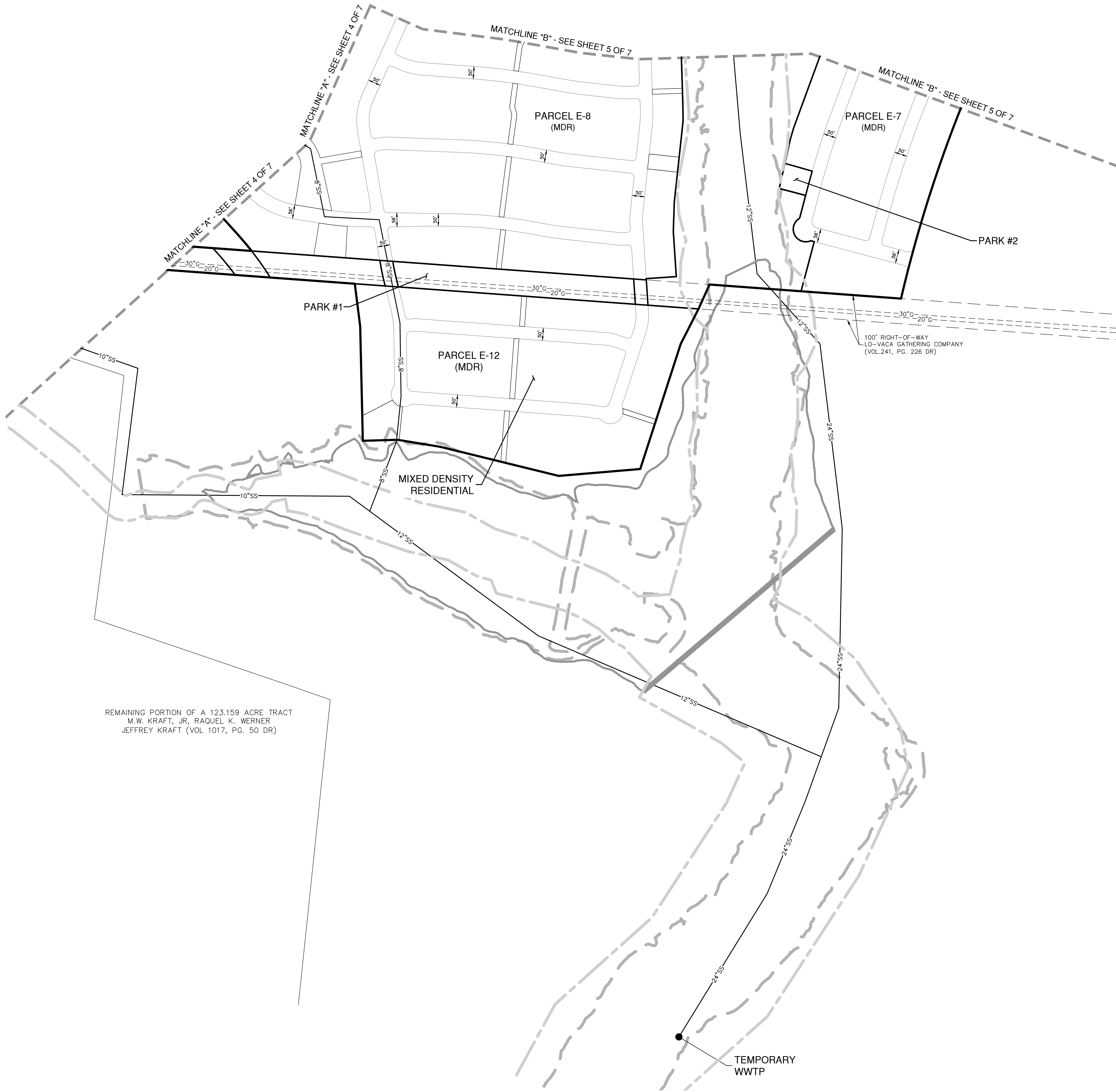
SHEET 3 OF 7



PLAT NO. _____
JOB NO. 30002-05
DATE FEBRUARY 2022
DESIGNER JP
CHECKED _____ DRAWN M
SHEET 4 OF 7

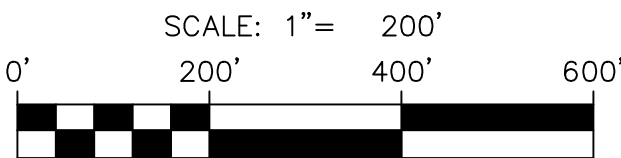
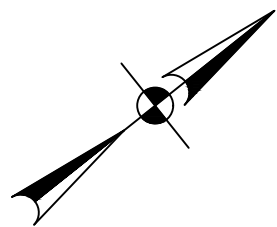
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LOCATION MAP

NOT-TO-SCALE



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.

PAPE-DAWSON
ENGINEERS

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TEXAS ENGINEERING FIRM #479 1 TEXAS SURVEYING FIRM #1028860

MAYFAIR
NEW BRAUNFELS, TEXAS
SECTOR PLAN 1
UTILITIES

PLAT NO. _____
JOB NO. 30002-05
DATE FEBRUARY 2022
DESIGNER JP
CHECKED DRAWN ML
SHEET 6 OF 7

