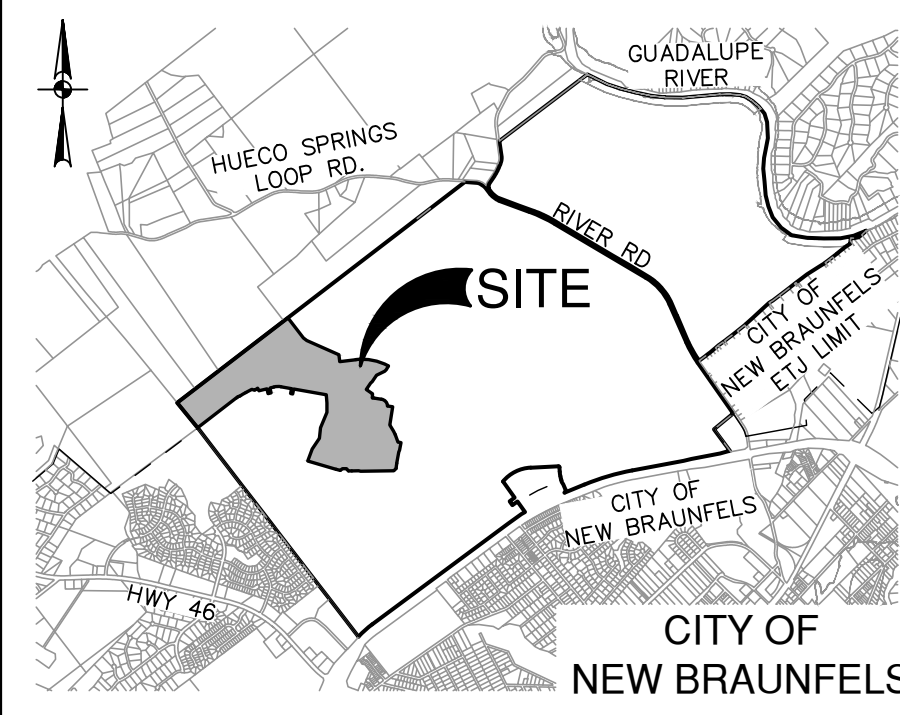


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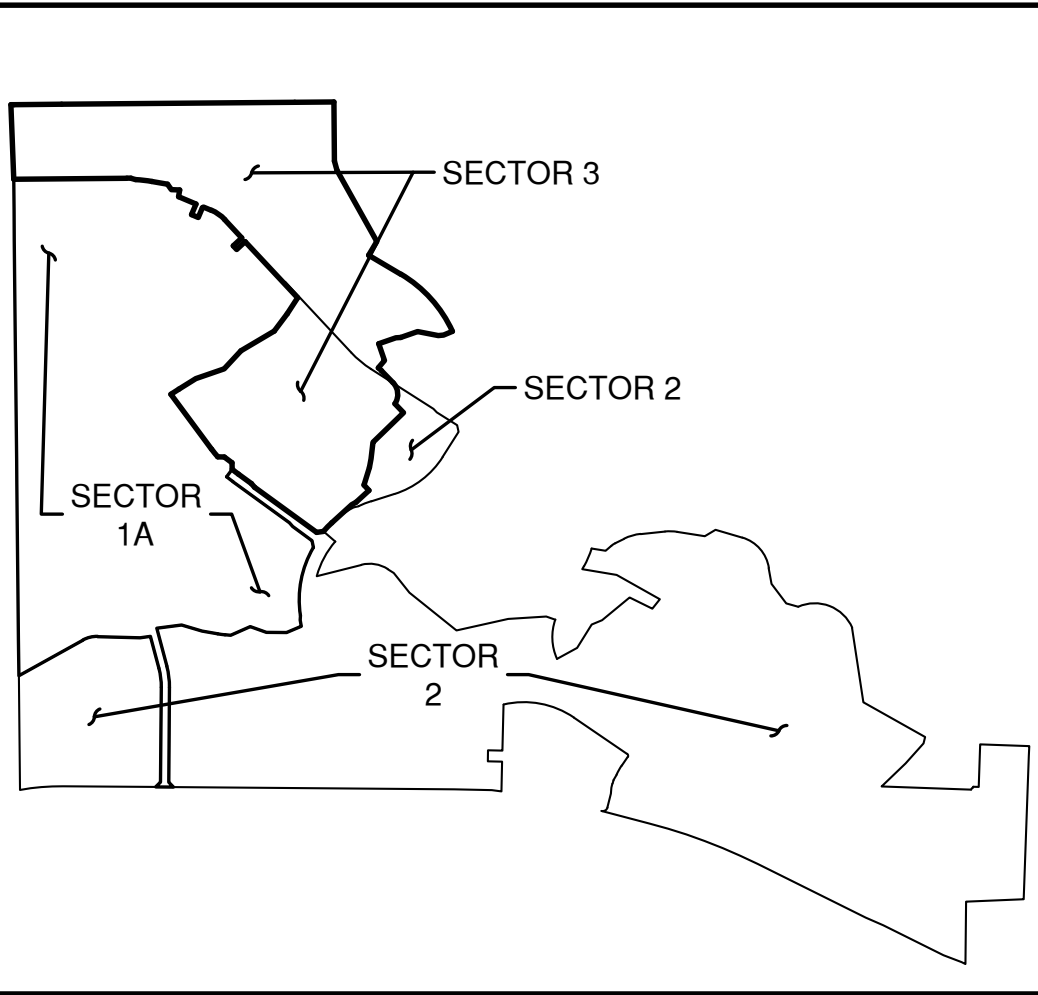


1. THE LOCATION AND WIDTH OF ANY PRIVATE UTILITY EASEMENT SHALL BE TO THE LOCATION RECOMMENDED BY THE APPLICABLE PRIVATE UTILITY ENTITY AND THE CITY ENGINEER.
2. NO INDIVIDUAL UTILITY SHALL DEEPEN, WIDEN, FILL, RECLAIM, REROUTE OR CHANGE THE COURSE OR LOCATION OF ANY EXISTING DITCH, CHANNEL, STREAM OR DRAINAGE WAY WITHOUT THE APPROVAL OF THE CITY OR IN ACCORDANCE WITH AN APPROVED ENGINEERING OR STORMWATER MANAGEMENT REPORT.
3. ALL EXISTING AND PROPOSED UTILITY EASEMENTS AND 100-FOOT FLOOD EVENT ELEVATIONS SHALL BE SHOWN ON THE FINAL PLAN WITH A PLAT NOTE STATING THAT NO DEVELOPMENT, BUILDING OR STRUCTURE IS PERMITTED WITHIN THE EASEMENT AND STATING WHO WILL BE RESPONSIBLE FOR MAINTAINING THE 100-FOOT FLOOD ELEVATION. THE CITY ENGINEER SHALL DETERMINE THE ADEQUATE WIDTH TO ACCOMMODATE DRAINAGE FLOWS AND THE WIDTH OF SUCH EASEMENT SHALL BE DETERMINED BY THE CITY ENGINEER IN THE SAME MANNER AS SIMILARLY SITUATED AREAS OF THE CITY.
4. A PORTION OF THIS PROJECT LIES WITHIN AN INDICATED SPECIAL FLOOD HAZARD ZONE ACCORDING TO THE FEMA FIRM MAP NO. 48091C0435F EFFECTIVE DATE 9/2/2009.
5. NO PROTECTED SPECIES HABITAT BOUNDARIES ARE LOCATED WITHIN THE LIMITS OF THE SECTOR PLAN.
6. PLANS ARE TO BE PROVIDED BETWEEN BLOCKS 62 AND 63. LOCATION AND ALIGNMENT TO BE DETERMINED IN ACCORDANCE WITH DRAINAGE DESIGN AT TIME OF PLAT/PLAN SUBMITTAL.



## LOCATION MAP

NOT-TO-SCALE



SECTOR PLAN BOUNDARIES  
1" = 2000'

NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FT WORTH | DALLAS  
1672 INDEPENDENCE DR, STE 102 | NEW BRAUNFELS, TX 78132 | 830.632.5633  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

# SECTOR PLAN 3 COVER SHEET

7620-8

DATE JULY 2020

DESIGNER \_\_\_\_\_ JP

CHECKED \_\_\_\_\_ DRAWN \_\_\_\_\_ ML

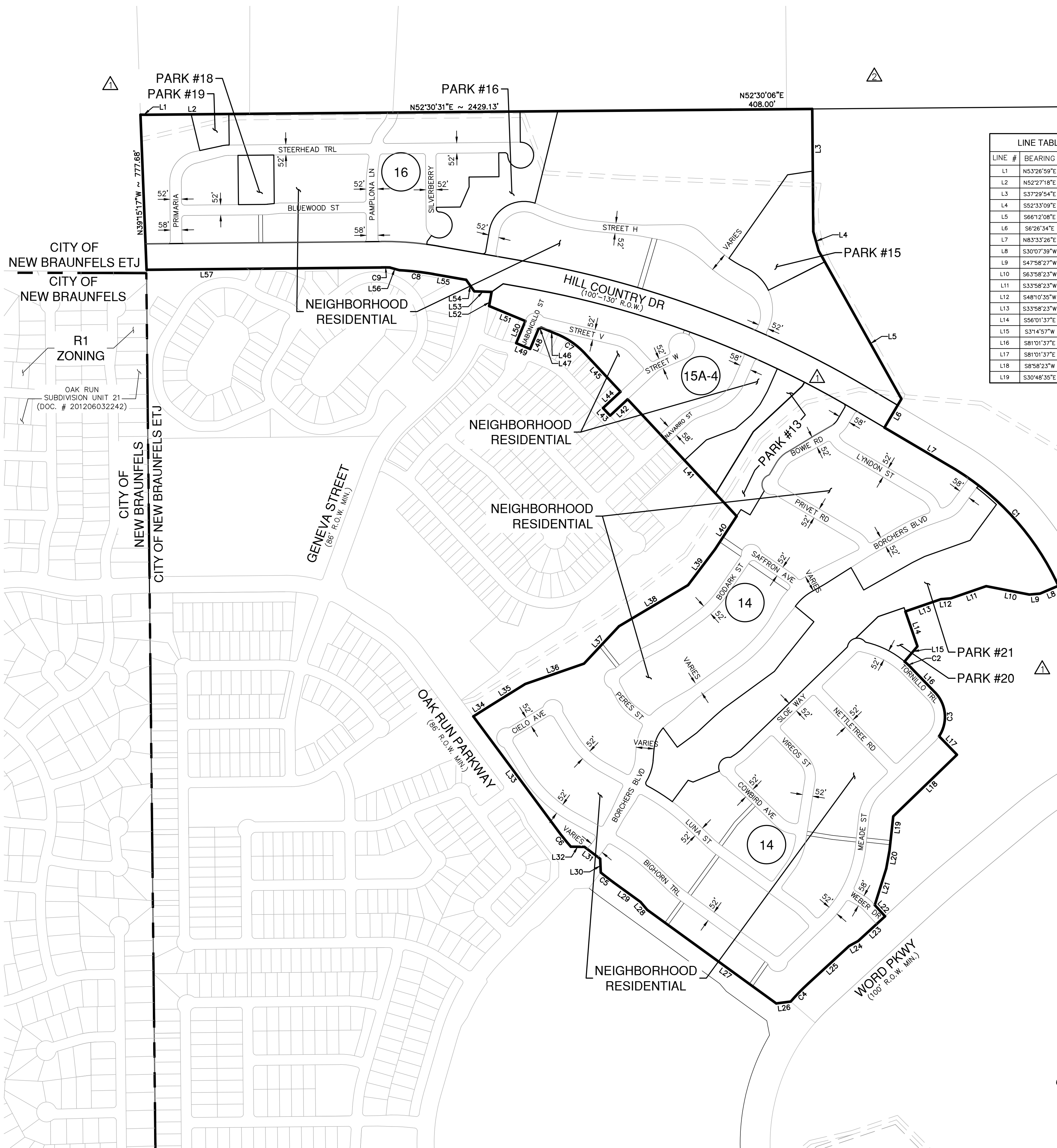
1.050

SHEET 1 OF 9



Date: Oct 24, 2024, 10:17am User: JD: ceptor  
File: C:\Users\JD\OneDrive\Documents\Veramendi\Veramendi-Sector Plan 3.dwg

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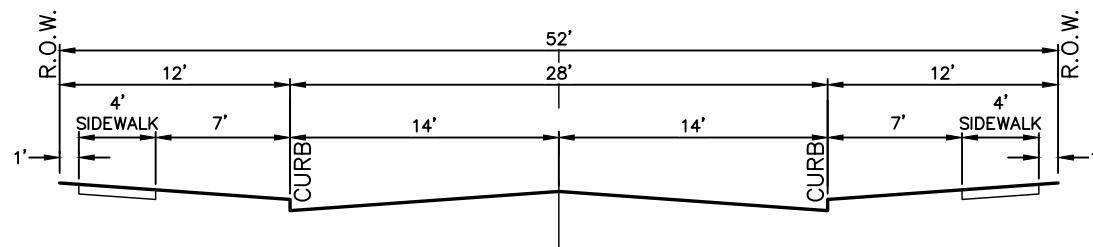
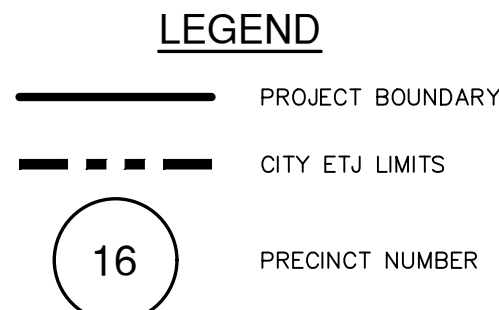


LINE TABLE		
LINE #	BEARING	LENGTH
L1	N33°26'59"E	33.95'
L2	N52°27'18"E	494.96'
L3	S37°22'54"E	615.00'
L4	S52°33'09"E	100.00'
L5	S66°12'08"E	849.64'
L6	S6°28'34"E	167.00'
L7	N83°33'28"E	389.52'
L8	S30°07'39"W	100.00'
L9	S47°58'27"W	53.68'
L10	S63°58'23"W	220.00'
L11	S33°58'23"W	187.00'
L12	S48°10'35"W	50.00'
L13	S33°58'23"W	188.36'
L14	S56°01'37"E	185.01'
L15	S31°45'57"W	100.00'
L16	S81°01'37"E	171.90'
L17	S81°01'37"E	129.16'
L18	S6°58'23"W	444.09'
L19	S30°48'35"E	172.32'

LINE TABLE		
LINE #	BEARING	LENGTH
L20	S26°40'55"E	92.39'
L21	S19°36'13"E	191.30'
L22	S79°32'16"E	76.15'
L23	S10°27'42"W	182.71'
L24	S23°57'27"W	51.42'
L25	S10°27'42"W	280.06'
L26	S45°45'56"W	72.89'
L27	S88°58'23"W	798.53'
L28	N77°31'52"W	51.42'
L29	S88°58'23"W	167.56'
L30	N39°35'41"W	68.75'
L31	N89°44'43"W	98.68'
L32	S53°47'30"W	68.42'
L33	N73°30'00"W	711.37'
L34	N20°46'40"E	97.73'
L35	N21°07'01"E	208.73'
L36	N33°54'08"E	311.60'
L37	N6°06'32"E	256.94'
L38	N22°13'23"E	402.48'

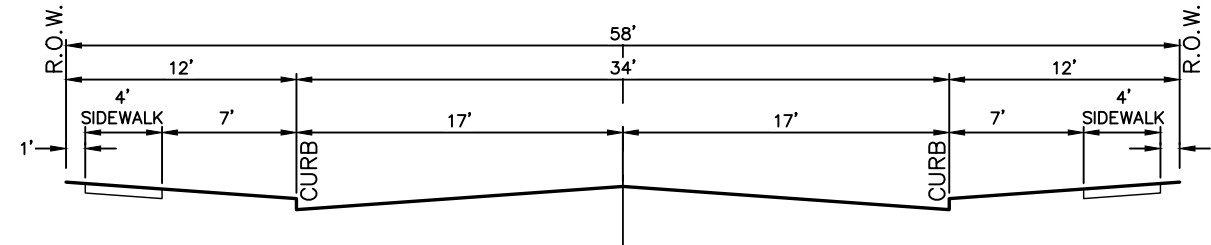
LINE TABLE		
LINE #	BEARING	LENGTH
L39	N07°02'17"W	224.73'
L40	N3°33'04"W	198.11'
L41	N80°00'00"W	800.95'
L42	S10°00'00"W	120.00'
L43	N80°00'00"W	52.00'
L44	N10°00'00"E	120.00'
L45	N80°00'00"W	261.80'
L46	S75°34'37"W	86.40'
L47	S30°34'37"W	14.14'
L48	S14°22'23"E	110.00'
L49	S75°34'37"W	76.00'
L50	N14°22'23"W	120.00'
L51	S75°34'37"W	198.44'
L52	N27°06'30"W	71.40'
L53	S54°56'53"W	86.83'
L54	N72°06'30"W	70.71'
L55	S62°53'30"W	165.91'
L56	S68°39'25"W	51.22'
L57	S52°28'23"W	1176.53'

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	1335.00'	34°53'46"	S76°59'41"E	800.58'
C3	176.00'	77°30'48"	S42°16'13"E	220.36'
C4	1087.00'	6°35'09"	S71°10'08"W	124.87'
C5	1245.00'	3°42'59"	N89°10'07"W	80.74'
C6	1257.00'	4°44'35"	N75°52'17"W	104.03'
C7	400.00'	24°25'23"	S87°47'19"W	169.22'
C8	1438.00'	6°47'43"	S59°29'38"W	170.45'
C9	1450.00'	1°40'51"	S53°16'48"W	42.54'



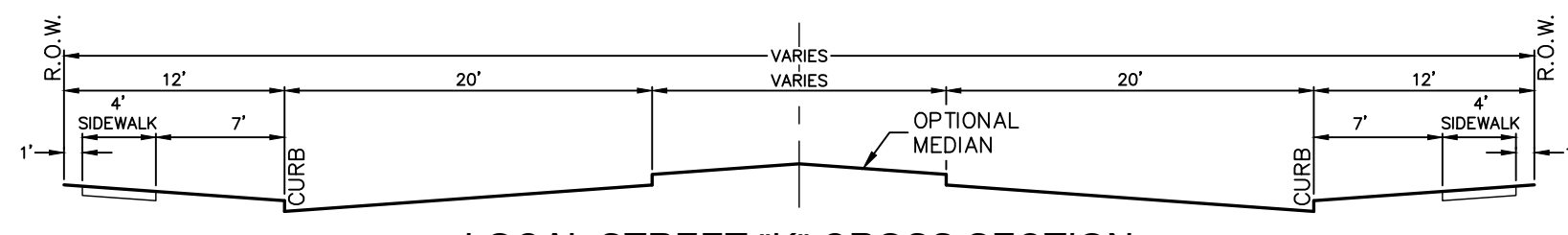
**LOCAL STREET "A" CROSS SECTION**

LOCAL STREET WITH INFORMAL ON-STREET PARKING  
NEIGHBORHOOD CENTER, RESORT, NEIGHBORHOOD (MIXED DENSITY)  
RESIDENTIAL AND PARK PLANNING AREAS  
NOT TO SCALE



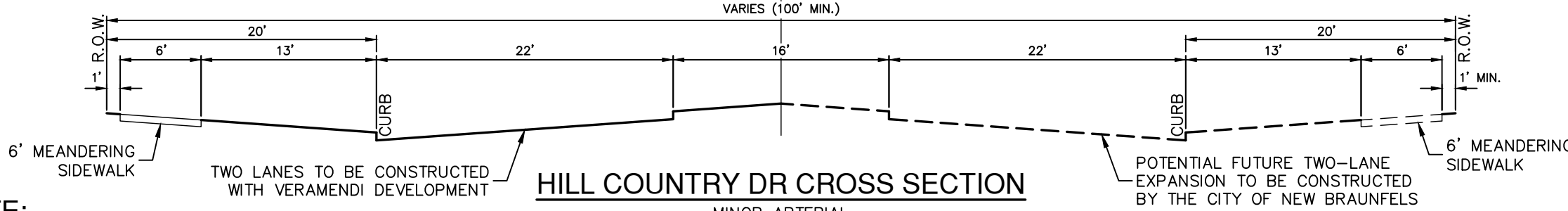
**LOCAL STREET "B" CROSS SECTION**

LOCAL STREET WITH INFORMAL ON-STREET PARKING  
NEIGHBORHOOD CENTER, RESORT, NEIGHBORHOOD (MIXED DENSITY)  
RESIDENTIAL AND PARK PLANNING AREAS  
NOT TO SCALE



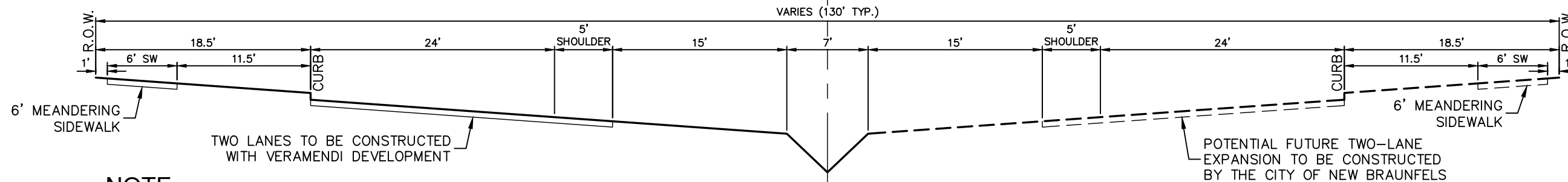
**LOCAL STREET "K" CROSS SECTION**

LOCAL STREET WITH INFORMAL ON-STREET PARKING  
NEIGHBORHOOD CENTER, RESORT, NEIGHBORHOOD (MIXED DENSITY)  
RESIDENTIAL AND PARK PLANNING AREAS  
NOT TO SCALE



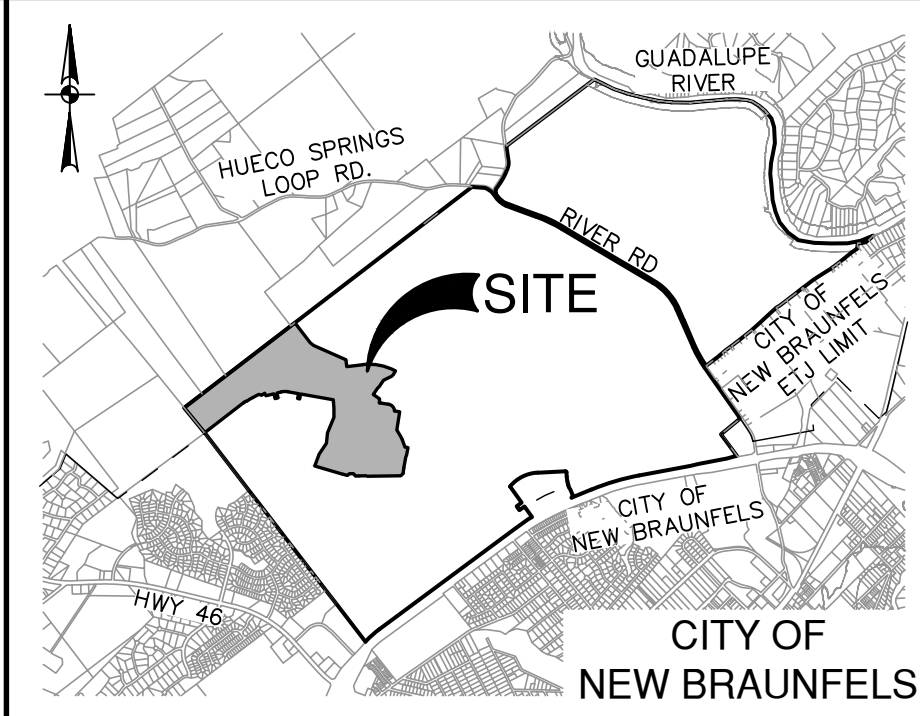
**HILL COUNTRY DR CROSS SECTION**

MINOR ARTERIAL  
NEIGHBORHOOD CENTER, RESORT, NEIGHBORHOOD (MIXED DENSITY)  
RESIDENTIAL AND PARK PLANNING AREAS  
NOT TO SCALE



**HILL COUNTRY DR CROSS SECTION (ALTERNATE)**

MINOR ARTERIAL  
NEIGHBORHOOD CENTER, RESORT, NEIGHBORHOOD (MIXED DENSITY)  
RESIDENTIAL AND PARK PLANNING AREAS  
NOT TO SCALE



**LOCATION MAP**

NOT-TO-SCALE

**PAPE-DAWSON  
ENGINEERS**

NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FT WORTH | DALLAS  
1672 INDEPENDENCE DR, STE 102 | NEW BRAUNFELS, TX 78132 | 830.632.5653  
TYPE FIRM REGISTRATION #1008880

**VERAMENDI  
NEW BRAUNFELS, TEXAS**

**SECTOR PLAN 3  
LAND USE AND STREET CROSS SECTION**

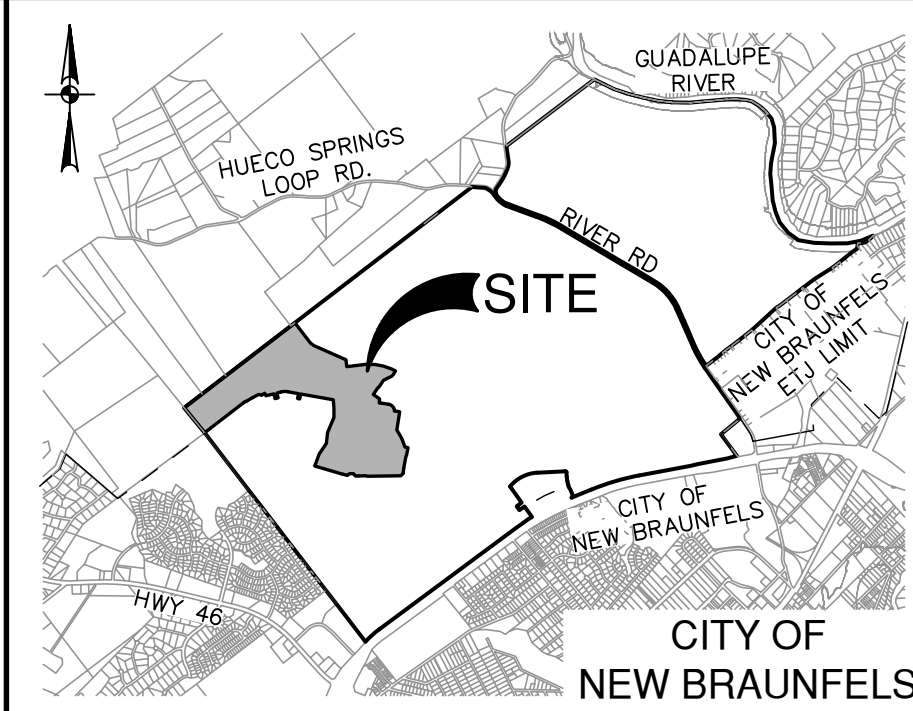
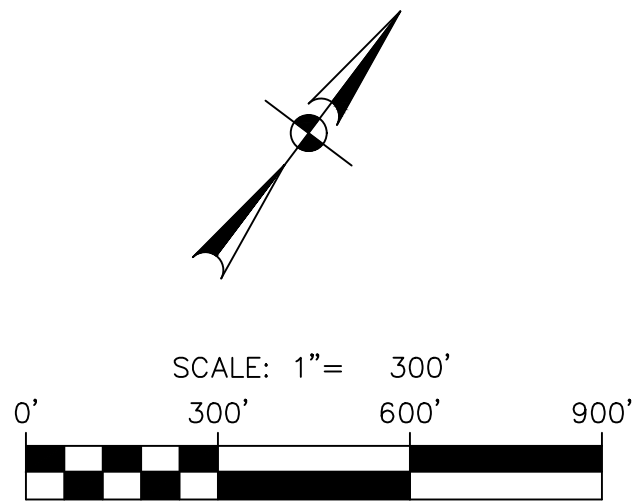
PLAT NO. \_\_\_\_\_  
JOB NO. 7620-87  
DATE JULY 2020  
DESIGNER JP  
CHECKED DRAWN ML  
SHEET 2 OF 9

NO.	REVISION	DATE	
		MINOR AMENDMENT #1	RIGHT-OF-WAY REVISION
1		05/21/20	
2		07/28/24	



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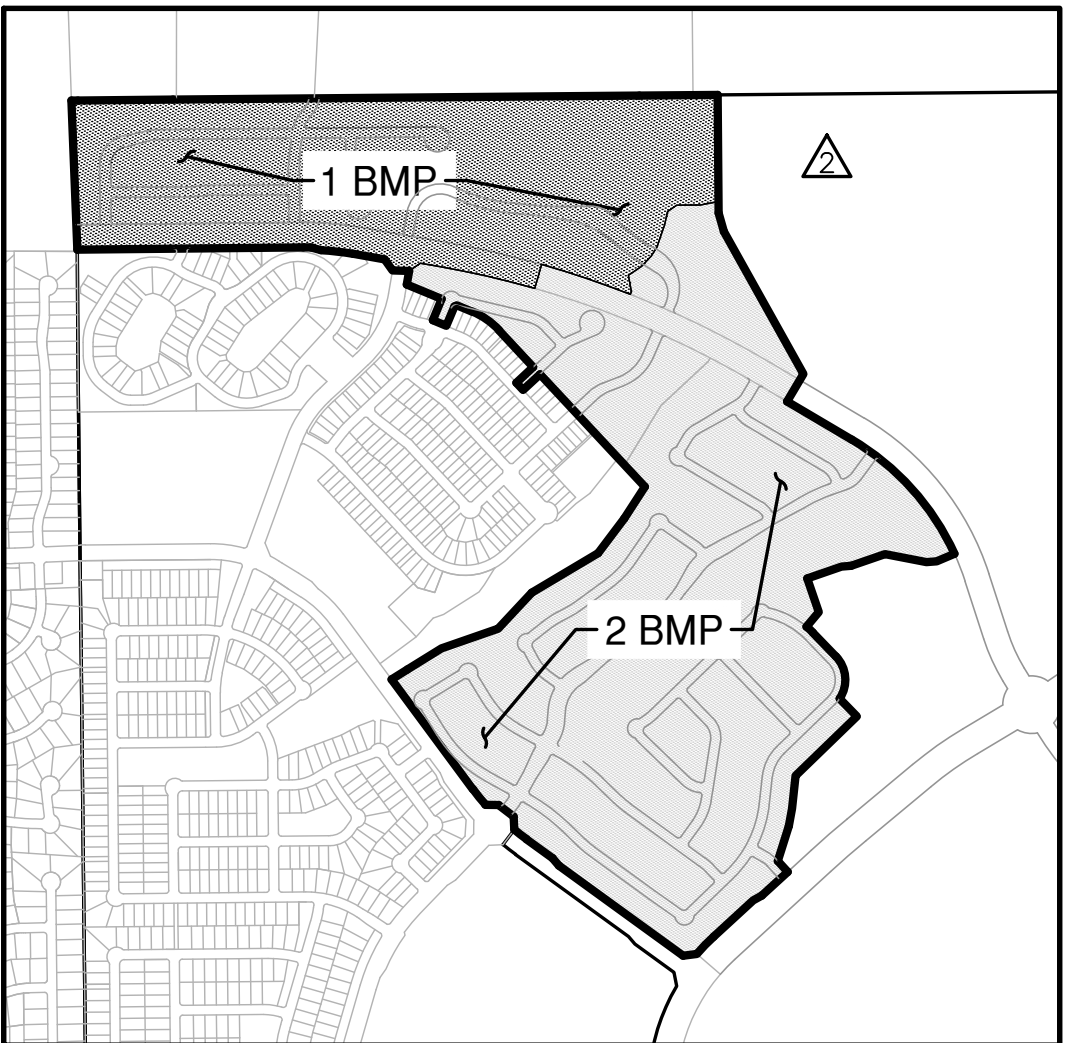
LOCATION MAP  
NOT-TO-SCALE

NOTES:

1. ALL STORM DRAINAGE AND FLOOD EASEMENTS AND ALL 100-YEAR FLOOD EVENT ELEVATIONS SHALL BE SHOWN ON THE FINAL PLAT WITH A PLAT NOTE STATING THAT NO DEVELOPMENT, BUILDING, OR STRUCTURE IS PERMITTED WITHIN THE EASEMENT AND STATING WHO WILL BE RESPONSIBLE FOR MAINTAINING THE EASEMENT. FLOOD AND STORM DRAINAGE EASEMENTS SHALL BE OF ADEQUATE WIDTH TO ACCOMMODATE DRAINAGE FLOWS AND THE WIDTH OF SUCH EASEMENT SHALL DETERMINED THE CITY ENGINEER IN THE SAME MANNER AS SIMILARLY SITUATED AREAS OF THE CITY.
2. NO PROTECTED SPECIES HAVE BEEN IDENTIFIED WITHIN THE BOUNDARIES OF THE SECTOR PLAN.
3. DETENTION WILL BE PROVIDED BY REGIONAL DETENTION FACILITY.
4. A SINGLE WATER QUALITY BMP IS SHOWN FOR EACH WATERSHED WITHIN EACH PRECINCT. FINAL DESIGN OF PROPOSED DEVELOPMENTS WITHIN EACH PRECINCT 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.
5. "NO INDIVIDUAL OR ENTITY SHALL DEEPEN, WIDEN, FILL, RECLAIM, REROUTE OR CHANGE THE COURSE OR LOCATION OF ANY EXISTING DITCH, CHANNEL, STREAM OR DRAINAGE WAY WITHOUT THE APPROVAL OF THE CITY OR IN ACCORDANCE WITH AN APPROVED ENGINEERING OR STORMWATER MANAGEMENT REPORT. "A GRADING PERMIT SHALL BE OBTAINED FROM THE CITY ENGINEER IN ADDITION TO ANY OTHER APPLICABLE AGENCY HAVING JURISDICTION, SUCH AS FEMA OR USACE."

LEGEND

- PROJECT BOUNDARY
- CITY ETJ LIMITS
- WATERSHED BOUNDARIES
- STREAM BUFFER
- IDENTIFIED STREAM
- FEMA 100 YEAR FLOODPLAIN
- 500 YEAR FLOODPLAIN
- DRAINAGE FLOW ARROWS
- DAM BREACH ZONE
- EXISTING CONTOURS



WATER QUALITY TREATMENT  
1" = 1000'

NO.	REVISION	DATE
1	MINOR AMENDMENT #1	05/21/20
2	RIGHT-OF-WAY REVISION	07/28/24
3	STREAM BUFFER REVISION	10/24/24

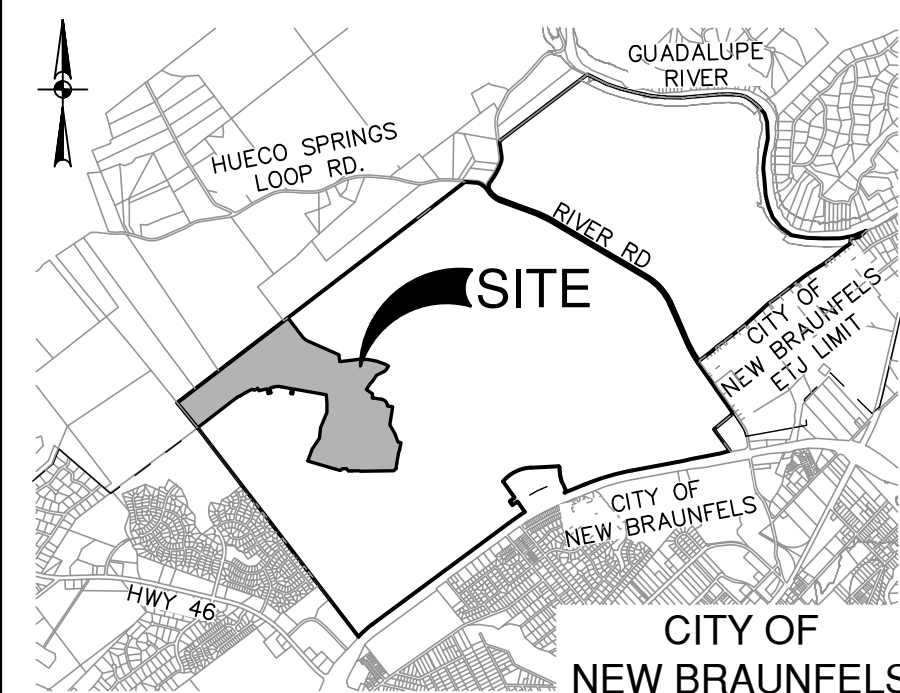
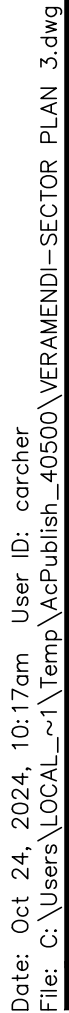
**PAPE-DAWSON**  
**ENGINEERS**

NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FT WORTH | DALLAS  
1675 INDEPENDENCE DR. STE 102 | NEW BRAUNFELS, TX 78132 | 830.632.5653  
TYPE FIRM REGISTRATION #470 | TBPUS FIRM REGISTRATION #1028880










VERAMENDI  
NEW BRAUNFELS, TEXAS  
SECTOR PLAN 3  
DRAINAGE

PLAT NO.	
JOB NO.	7620-87
DATE	JULY 2020
DESIGNER	JP
CHECKED	DRAWN ML
SHEET	3 OF 9





LEGEND

- |   |  |
|---|--|
|  | PROJECT BOUNDARY   |
|  | CITY ETJ LIMITS  |
|  | STREAM BUFFER (IDENTIFIED STREAM DRAINING 128-319 ACRES) |
|  | FEMA 100 YEAR FLOODPLAIN                                 |
|  | 500 YEAR FLOODPLAIN                                      |
|  | EXISTING WATER LINE                                      |
|  | EXISTING SANITARY SEWER LINE                             |
|  | PROPOSED SANITARY SEWER LINE                             |
|  | PROPOSED WATER LINE                                      |

NO.	REVISION	DATE
1	MINOR AMENDMENT #1	05/21/20
2	RIGHT-OF-WAY REVISION	07/28/24

**PAPE-DAWSON  
ENGINEERS**

NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FT. WORTH | DALLAS  
1672 INDEPENDENCE DR, STE 102 | NEW BRAUNFELS, TX 78102 | 830.682.5583  
TYPE FIRM REGISTRATION #470 | TBP'S FIRM REGISTRATION 110239800

**VERAMENDI**  
**NEW BRAUNFELS, TEXAS**

**SECTOR PLAN 3**  
**UTILITIES**

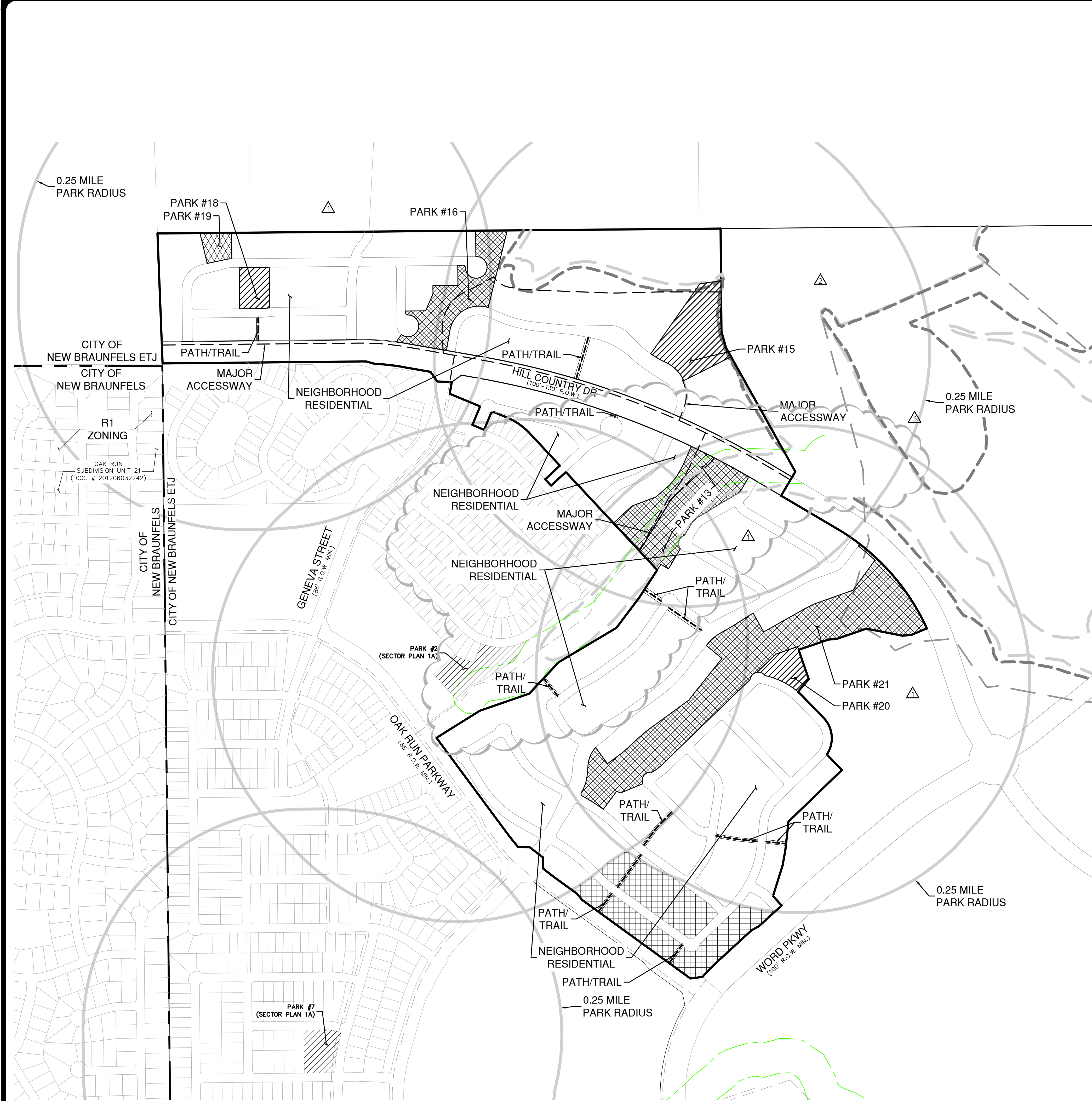
PLAT NO. \_\_\_\_\_  
JOB NO. 7620-87  
DATE JULY 2020  
DESIGNER JP  
CHECKED \_\_\_\_\_ DRAWN ML  
SHEET 4 OF 9







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NOTES:

1. LANDSCAPE AMENITY PARKS WILL BE IDENTIFIED ON THE PLAT.
2. AMENDMENTS TO THE PARK PROGRAMMING SCHEDULE, INCLUDING BUT NOT LIMITED TO THE PROVISION OF ADDITIONAL IMPROVEMENTS OR SUBSTITUTING IMPROVEMENTS, SHALL BE ADMINISTRATIVELY APPROVED BY THE PARKS DIRECTOR.
3. FUTURE PLATS WILL COMPLY WITH LOCATION AND AMENITY STANDARDS FOR TRAILS AS SHOWN WITHIN THIS SECTOR PLAN.
4. MAJOR ACCESSWAYS SHALL BE PROVIDED FOR WHERE REQUIRED BY THE MASTER FRAMEWORK PLANS.
5. THE DEVELOPER SHALL ELECT A COMPLYING FORM OF MAJOR ACCESSWAY AS SET OUT IN SECTION 13.3.5 OF THE DEVELOPMENT & DESIGN CONTROL DOCUMENT (DDCD) AND CONSTRUCT SUCH FORM OF MAJOR ACCESSWAY AT THE TIME OF STREET CONSTRUCTION.
6. IN THE EVENT THAT A FORM OF MAJOR ACCESSWAY IS PROPOSED BY THE DEVELOPER OTHER THAN AS SET OUT IN SECTION 13.3.5 OF THE DDCD, THIS ALTERNATIVE MAY BE UTILIZED IF MUTUALLY AGREED UPON BETWEEN THE DEVELOPER AND CITY STAFF.

LOCATION MAP

NOT-TO-SCALE

LEGEND

- PROJECT BOUNDARY
- CITY ETJ LIMITS
- STREAM BUFFER
- FEMA 100 YEAR FLOODPLAIN
- 500 YEAR FLOODPLAIN
- 1/4 MILE RADIUS FROM NEIGHBORHOOD PARK
- PATH/TRAIL
- MAJOR ACCESSWAY
- MAJOR ACCESSWAY (PREVIOUS SECTORS)
- NEIGHBORHOOD PARK
- LANDSCAPE AMENITY PARK
- LINEAR OPEN SPACE PARK
- LOTS OUTSIDE OF 0.25 MILE NEIGHBORHOOD PARK RADIUS
- POCKET PARK
- PRECINCT NUMBER 16

	# OF LOTS	%
LOTS WITHIN 0.25 MILE RADIUS	510	92%
LOTS OUTSIDE 0.25 MILE RADIUS	43	8%
TOTAL LOTS	553	100%



VERAMENDI  
NEW BRAUNFELS, TEXAS  
SECTOR PLAN 3  
PARKLAND

PLAT NO. \_\_\_\_\_  
JOB NO. 7620-87  
DATE JULY 2020  
DESIGNER JP  
CHECKED DRAWN ML  
SHEET 6 OF 9

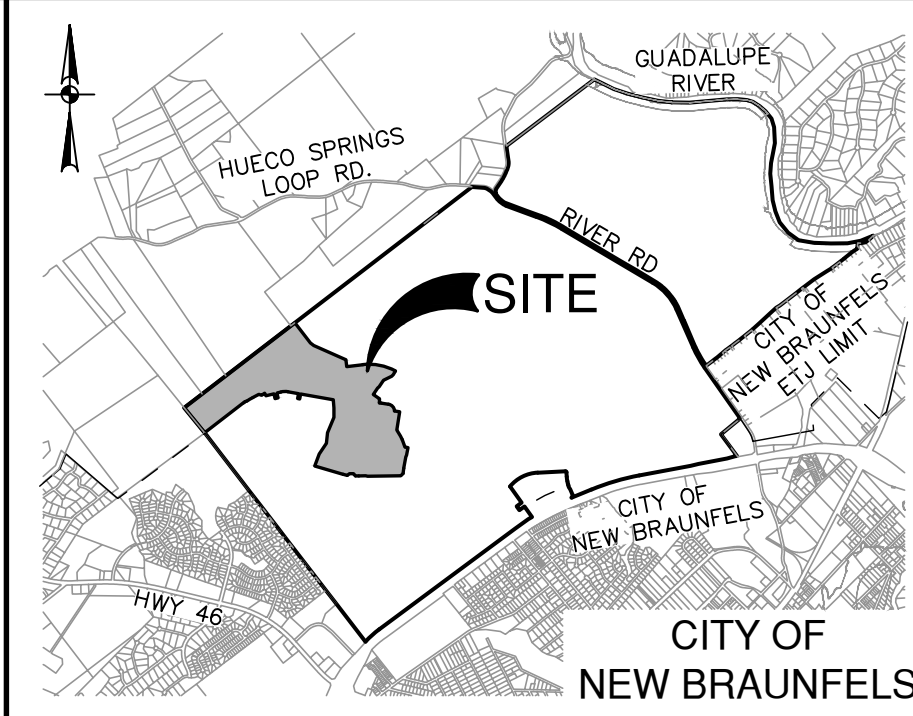
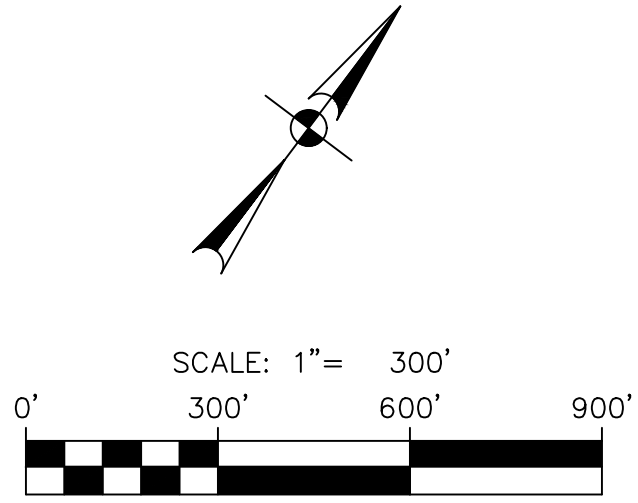
**PAPE-DAWSON  
ENGINEERS**  
NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FT WORTH | DALLAS  
1675 INDEPENDENCE DR. STE 102 | NEW BRAUNFELS, TX 78132 | 800.632.5653  
TYPE FIRM REGISTRATION #470 | TBPUS FIRM REGISTRATION #1028880

NO.	REVISION	DATE
1	MINOR AMENDMENT #1	05/21/20
2	RIGHT-OF-WAY REVISION	07/28/24
3	STREAM BUFFER REVISION	10/24/24



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LOCATION MAP  
NOT-TO-SCALE

LEGEND

- PROJECT BOUNDARY
- CITY ETJ LIMITS
- EXISTING TREE CANOPY
- NEIGHBORHOOD PARK
- POCKET PARK

NO.	REVISION	DATE
2	RIGHT-OF-WAY REVISION	07/28/24

**PAPE-DAWSON**  
**ENGINEERS**

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1672 INDEPENDENCE DR. STE 102 | NEW BRAUNFELS, TX 78132 | 800.632.5653  
TYPE FIRM REGISTRATION #470 | TBPUS FIRM REGISTRATION #10028860

VERAMENDI  
NEW BRAUNFELS, TEXAS  
SECTOR PLAN 3  
TREE CANOPY

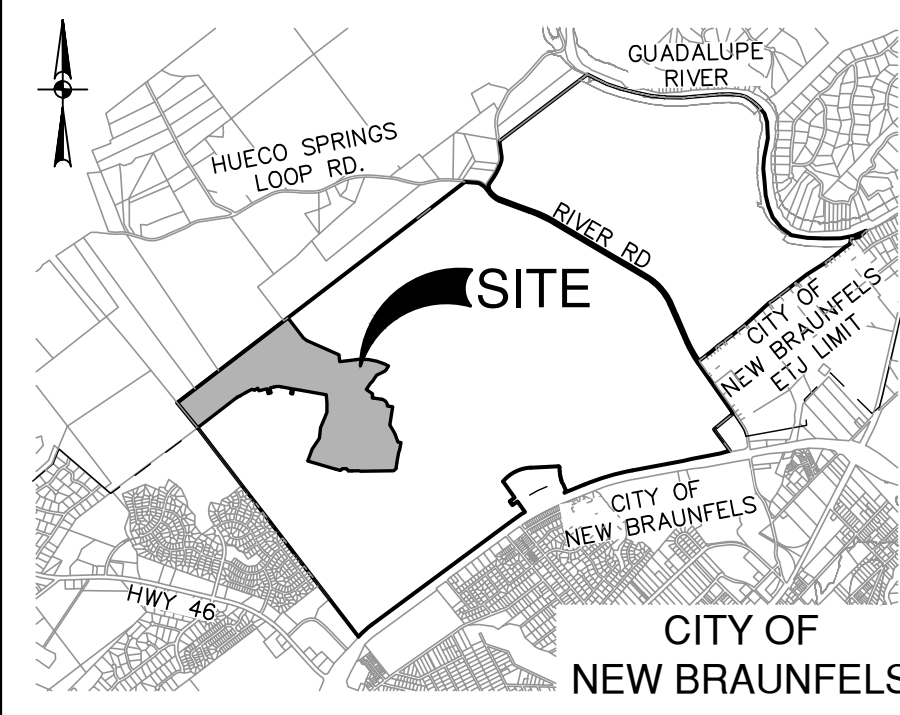
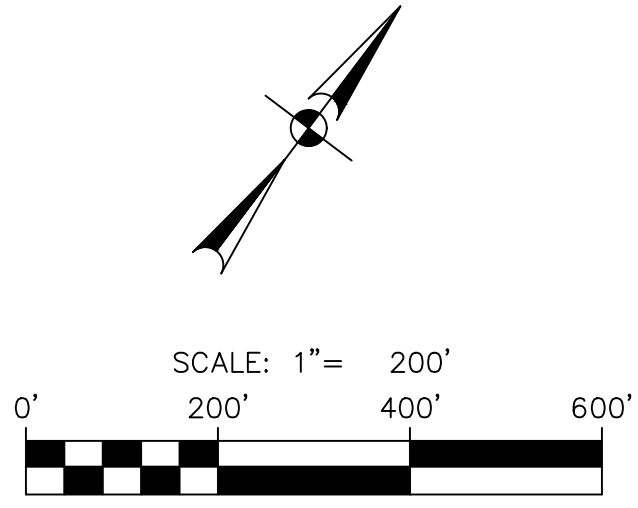
PLAT NO.	
JOB NO.	7620-87
DATE	JULY 2020
DESIGNER	JP
CHECKED	DRAWN ML
SHEET	7 OF 9







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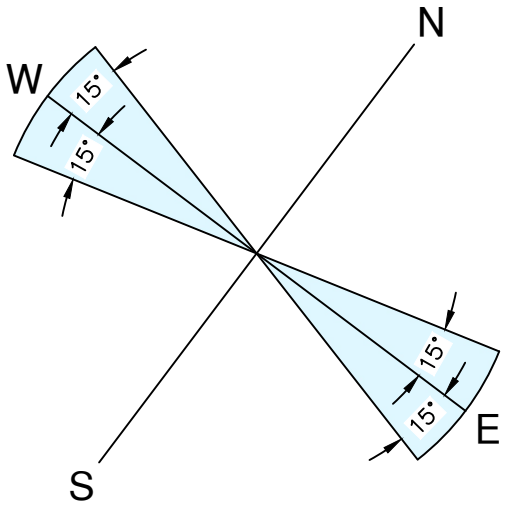


LOCATION MAP  
NOT-TO-SCALE

**LEGEND**

- PROJECT BOUNDARY
- CITY ETJ LIMITS
- PRECINCT NUMBER
- COMPLIANT AXIS
- NON-COMPLIANT AXIS
- COMPLIANT BLOCK

COMPLIANT BLOCKS	14
NON COMPLIANT BLOCKS	25
COMPLIANT BLOCKS	36%



NO.	REVISION	DATE
1	MINOR AMENDMENT #1	05/21/20
2	RIGHT-OF-WAY REVISION	07/28/24

**PAPE-DAWSON ENGINEERS**

NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FT WORTH | DALLAS  
1672 INDEPENDENCE DR. STE 102 | NEW BRAUNFELS, TX 78132 | 800.632.5653  
TYPE FIRM REGISTRATION #470 | TYPE FIRM REGISTRATION #10028890

VERAMENDI  
NEW BRAUNFELS, TEXAS  
SECTOR PLAN 3  
ORIENTATION

PLAT NO.	
JOB NO.	7620-87
DATE	JULY 2020
DESIGNER	JP
CHECKED	DRAWN ML
SHEET	9 OF 9