DEVELOPMENT STATISTICS	
	PROPOSED
ACREAGE SUMMARY	**SECTOR PLAN**
SECTOR GROSS ACREAGE	273.37 AC*
PLANNING AREA GROSS ACREAGE	
	ACREAGE
	(AC)
TOWN CENTER PLANNING AREA	0
LARGE FORMAT RETAIL PLANNING SUB AREA	0
MIXED USE EMPLOYMENT PLANNING SUB AREA	0
NEIGHBORHOOD CENTER PLANNING AREA	6.10
RESORT PLANNING AREA	0
HIGH DENSITY RESIDENTIAL PLANNING AREA	0
NEIGHBORHOOD (MIXED DENSITY) RESIDENTIAL PLANNING AREA	217.85
PARK PLANNING AREA	32.90
RIGHT OF WAY	16.52
TOTAL PLANNING AREA GROSS ACREAGE	273.37
PLANNING AREA POD GROSS ACREAGE	
POD 7	159.14
POD 8	97.71
*SECTOR PLAN 1A IS A MAJOR AMENDMENT OF SECTOR PLAN 1 AND ALL	
CALCULATIONS INCLUDE THE APPROVED SECTOR PLAN 1 ACREAGE.	
PRECINCT GROSS ACREAGE	
PRECINCT 12	45.47
PRECINCT 13	113.67
PRECINCT 15A	52.92
PRECINCT 15B	44.79
TOTAL PRECINCT ACREAGE	256.85
RESIDENTIAL DWELLING UNITS	
AVERAGE RESIDENTIAL DENSITY	
PRECINCT 12	6-25 DWELLINGS/AC
PRECINCT 13	3.3-6 DWELLINGS/AC
PRECINCT 15A	3.3-6 DWELLINGS/AC
PRECINCT 15B (EXCLUDING SCHOOL)	1.3-6 DWELLINGS/AC
TOTAL NO. OF DWELLING UNITS	
NO. OF RESIDENTIAL LOTS	545-991
NO. OF MULTI-FAMILY DWELLING UNITS	592-888

BLOCK	LAND USE	ACREAGE (AC)	MAXIMUM IMPERVIOUS COVER (AC)	MAXIMUM IMPERVIOUS COVER (%)
PRECINCT 12	HIGH DENSITY RESIDENTIAL	37.00	33.30	90%
PRECINCT 13	NEIGHBORHOOD RESIDENTIAL	98.06	58.84	60%
PRECINCT 15A	NEIGHBORHOOD CENTER	6.10	5.80	95%
	NEIGHBORHOOD RESIDENTIAL	38.00	22.80	60%
PRECINCT 15B	NEIGHBORHOOD RESIDENTIAL	28.73	17.24	60%
	SCHOOL*	16.06	9.96	62%
RIGHT OF WAY	-	16.52	14.87	90%
OPEN SPACE/DRAINAGE AREA	-	32.90	1.65	5%
SECTOR TOTAL		**273.37**	**164.44**	**65%**

DRAINAGE AND WATER QUALITY

	ACREAGE
	(AC)
DEVELOPED AREA WITHIN SECTOR PLAN PROVIDING ONE BMP	27
TOTAL DEVELOPED AREA WITHIN VERAMENDI PROVIDING ONE BMP	27
DEVELOPED AREA WITHIN SECTOR PLAN PROVIDING TWO BMPs	246
TOTAL DEVELOPED AREA WITHIN VERAMENDI PROVIDING TWO BMPs	246

PARK SUMMARY

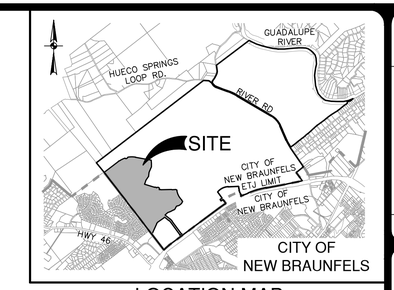
	ACREAGE
	(AC)
REGIONAL PARK GROSS ACREAGE	0
COMMUNITY PARK GROSS ACREAGE	0
ALL OTHER PARKS (POCKET, NEIGHBORHOOD, ETC.)	37.02
TOTAL PARK ACREAGE	**37.02**

NOTES:

1. THE LOCATION AND WIDTH OF ANY PRIVATE UTILITY EASEMENT SHALL BE TO THE STANDARD RECOMMENDED BY THE APPLICABLE PRIVATE UTILITY ENTITY AND THE CITY ENGINEER.
2. 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.
3. 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 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. AN ESPLANADE ROAD WILL BE REQUIRED ADJACENT TO PARKS 3,9 AND 10 WITH FUTURE SECTOR PLANS.

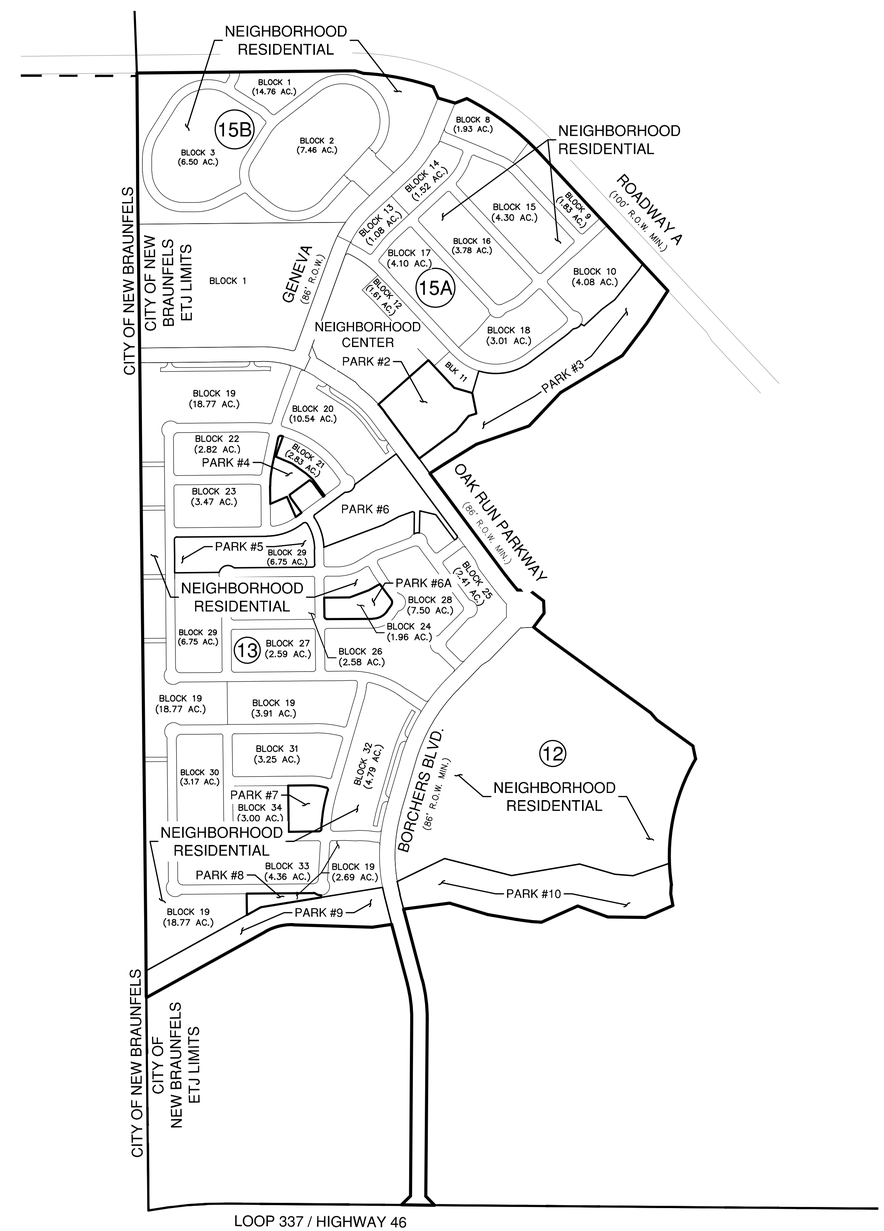
SCALE: 1"= 400'

0' 400' 800' 1,200'



LOCATION MAP

NOT-TO-SCALE



Minimum Overall Park Acreage:	480 acres
Minimum Overall Regional Park Acreage:	100 acres
Maximum Overall No. of Dwellings:	6,000 units
Town Center Planning Area Acreage:	33 acres
High Density Residential Planning Area Acreage:	73 acres
Nbhd. (Mixed Density) Residential Planning Area Acreage:	1,507 acres
Large Format Retail Planning Sub Area Acreage:	155 acres
Mixed Use Employment Planning Sub Area Acreage:	69 acres
Resort Planning Area Acreage:	64 acres
Maximum Overall Impervious Cover:	65%

Note:
Future ROW, and Parks are included in acreages.

DISCLAIMER: This Master Framework Plan is part of that certain Development Agreement between the Developer and the City of New Braunfels dated February 25, 2013, provided that this Master Framework Plan may be amended in accordance with the Development Agreement without amending the Development Agreement. This Master Framework Plan demonstrates one example of the possible future development of the Project. It remains subject to change to accommodate the Developer's marketing objectives and comply with applicable laws. The roadway alignments, land uses and other items depicted on this Master Framework Plan are general depictions only and should not be relied upon.

Exhibit H - Plan 1 of 5
Master Framework Plan

September 2019

VERAMENDI
TRUE TEXAS HILL COUNTRY LIVING

NO.	REVISION	DATE

PAPE-DAWSON ENGINEERS
NEW BRAUNFELS I SAN ANTONIO I AUSTIN I HOUSTON I FT WORTH I DALLAS
1672 INDEPENDENCE DR, STE 102 I NEW BRAUNFELS, TX 78132 I 830.632.5533
TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028800

VERAMENDI
NEW BRAUNFELS, TEXAS
SECTOR PLAN 1A COVER SHEET

PLAT NO.
JOB NO. 7620-34
DATE OCTOBER 2016
DESIGNER JP
CHECKED DRAWN ML
SHEET 1 OF 8

Date: Nov 11, 2019, 5:00pm User ID: MLopez
File: P:\76\20\34\Design\Exhibits\SECTOR PLAN 1A\VERAMENDI-SECTOR PLAN 1A.dwg

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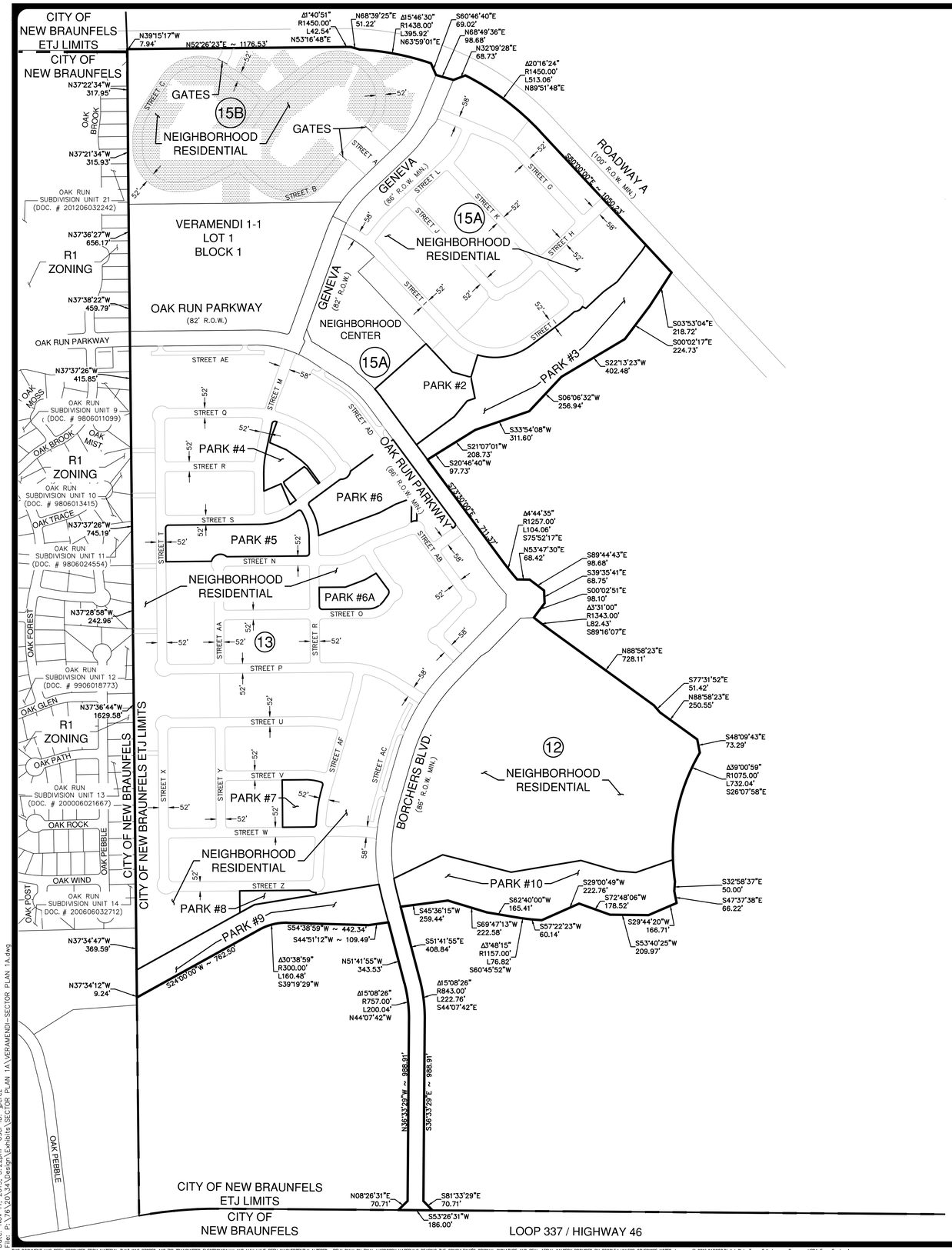
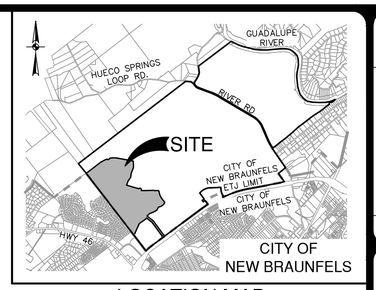


NOTE:

1. LANDSCAPE AMENITY PARKS WILL BE IDENTIFIED ON THE PLAT.

SCALE: 1"= 300'

0' 300' 600' 900'

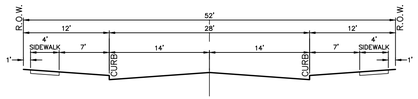


LOCATION MAP

NOT-TO-SCALE

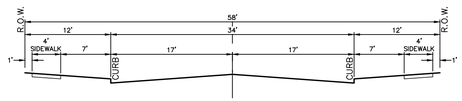
LEGEND

- PROJECT BOUNDARY
- CITY ETJ LIMITS
- (13) POD NUMBER
- AREA WITHIN GATED NEIGHBORHOOD



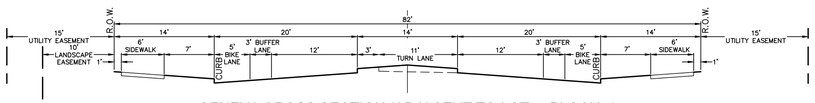
LOCAL STREET "A" CROSS SECTION

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



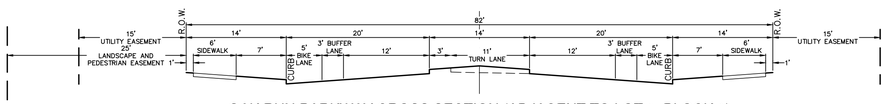
LOCAL STREET "B" CROSS SECTION

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



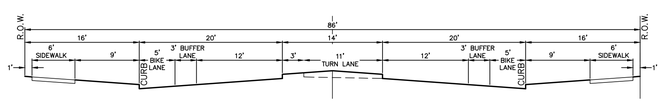
GENEVA CROSS SECTION (ADJACENT TO LOT 1, BLOCK 1)

COLLECTOR WITH FORMAL ON-STREET PARKING AND BIKE LANES
NEIGHBORHOOD CENTER, RESORT, NEIGHBORHOOD (MIXED DENSITY)
RESIDENTIAL AND PARK PLANNING AREAS
NOT TO SCALE



OAK RUN PARKWAY CROSS SECTION (ADJACENT TO LOT 1, BLOCK 1)

COLLECTOR WITH FORMAL ON-STREET PARKING AND BIKE LANES
NEIGHBORHOOD CENTER, RESORT, NEIGHBORHOOD (MIXED DENSITY)
RESIDENTIAL AND PARK PLANNING AREAS
NOT TO SCALE



BORCHERS BOULEVARD, OAK RUN PARKWAY AND GENEVA CROSS SECTION

COLLECTOR WITH FORMAL ON-STREET PARKING AND BIKE LANES
NEIGHBORHOOD CENTER, RESORT, NEIGHBORHOOD (MIXED DENSITY)
RESIDENTIAL AND PARK PLANNING AREAS
NOT TO SCALE

NO.	REVISION	DATE

PAPE-DAWSON ENGINEERS
NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FT WORTH | DALLAS
1672 INDEPENDENCE DR, STE 102 | NEW BRAUNFELS, TX 78132 | 830.632.5533
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

VERAMENDI

NEW BRAUNFELS, TEXAS

SECTOR PLAN 1A

PLAT NO. _____
JOB NO. 7620-34
DATE OCTOBER 2016
DESIGNER JP
CHECKED _____ DRAWN ML
SHEET 2 OF 8

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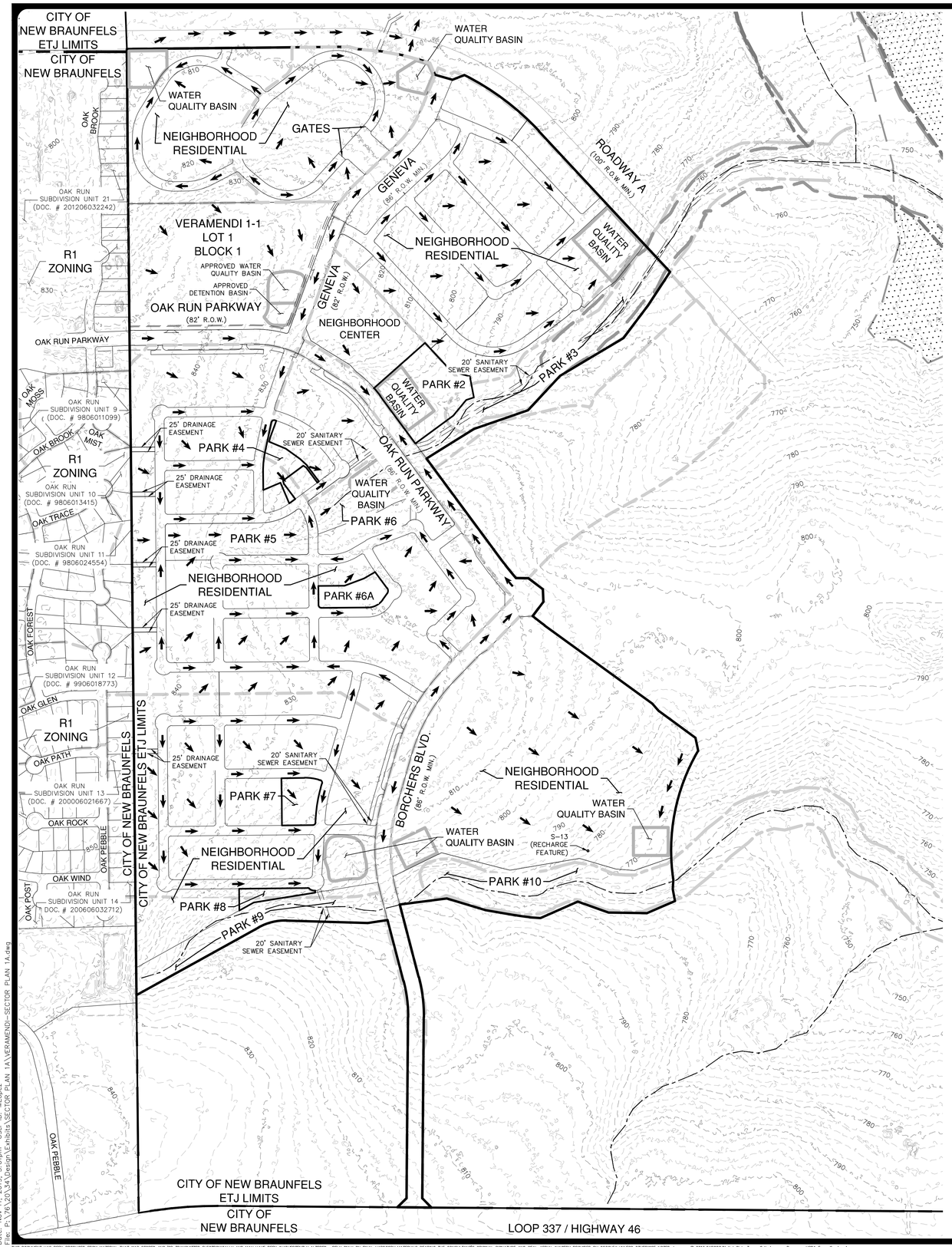
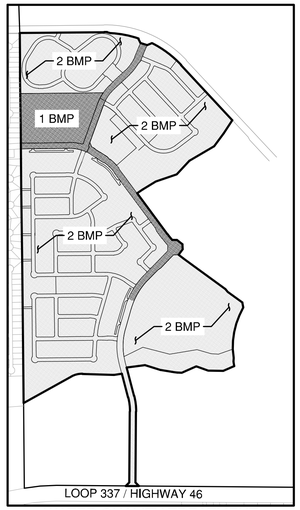


NOTES:

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.

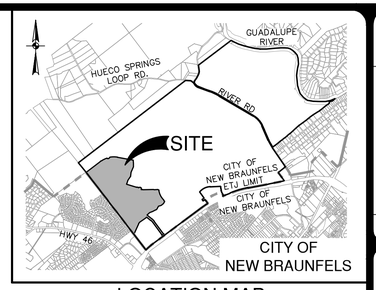
SCALE: 1"= 300'

0' 300' 600' 900'



WATER QUALITY TREATMENT

1" = 1000'



LOCATION MAP

NOT-TO-SCALE

LEGEND

- PROJECT BOUNDARY
- CITY ETJ LIMITS
- WATERSHED BOUNDARIES
- IDENTIFIED STREAM
- STREAM BUFFER (IDENTIFIED STREAMS DRAINING 128-319 ACRES)
- FEMA 100 YEAR FLOODPLAIN
- 500 YEAR FLOODPLAIN
- DRAINAGE FLOW ARROWS
- DAM BREACH ZONE

NO.	REVISION	DATE

PAPE-DAWSON ENGINEERS
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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

VERAMENDI
NEW BRAUNFELS, TEXAS
SECTOR PLAN 1A DRAINAGE

PLAT NO. _____
JOB NO. 7620-34
DATE OCTOBER 2016
DESIGNER JP
CHECKED _____ DRAWN ML
SHEET 3 OF 8

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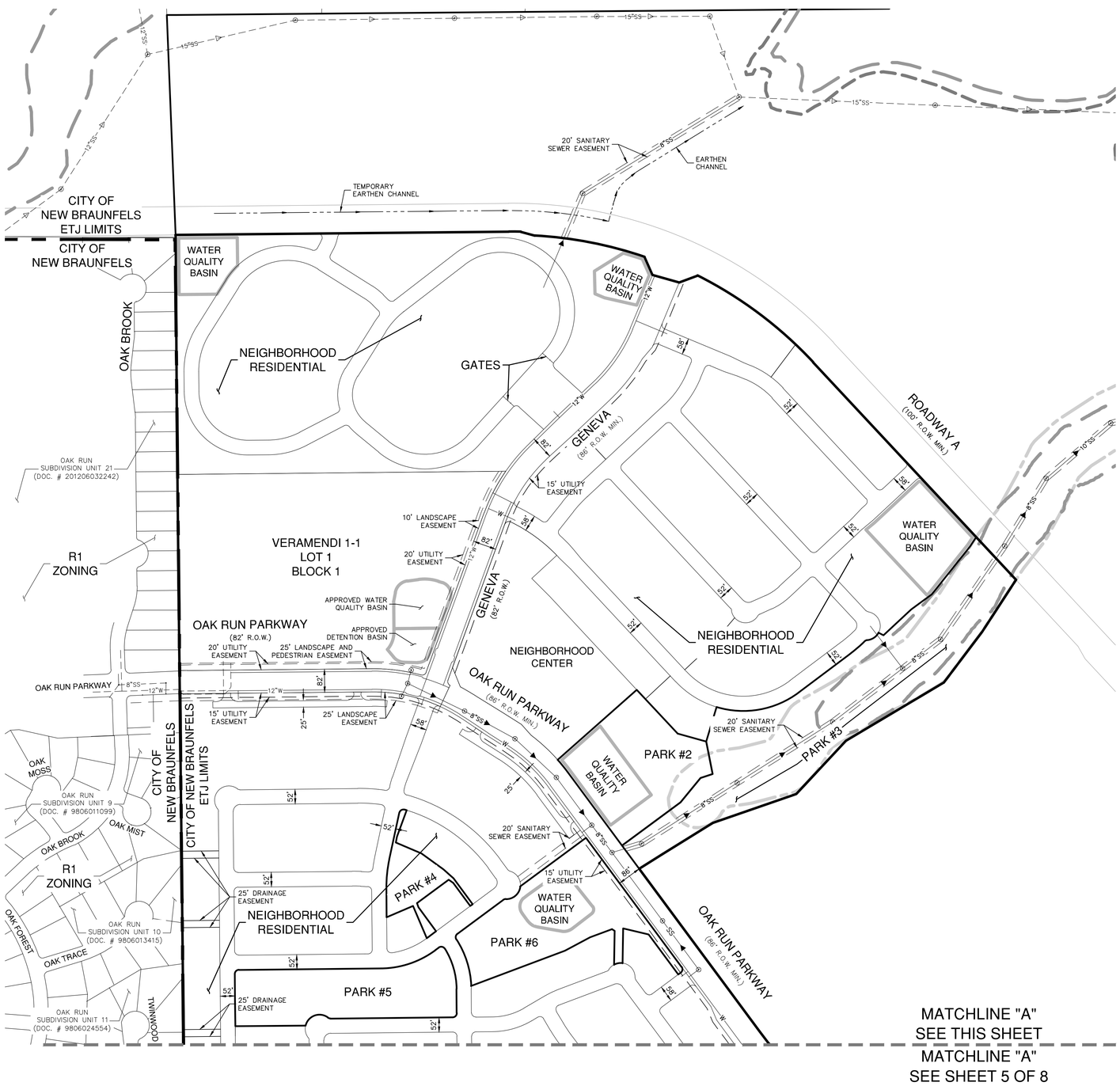

SCALE: 1"= 200'

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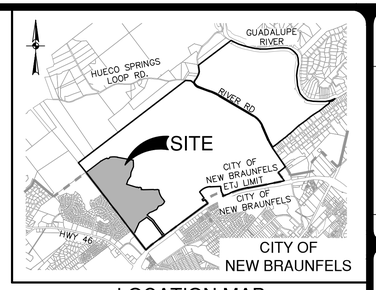

LOCATION MAP

NOT-TO-SCALE

LEGEND

- PROJECT BOUNDARY
- CITY ETJ LIMITS
- STREAM BUFFER (IDENTIFIED STREAMS 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

PAPE-DAWSON ENGINEERS
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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

VERAMENDI

NEW BRAUNFELS, TEXAS

SECTOR PLAN 1A
UTILITIES

PLAT NO. _____
JOB NO. 7620-34
DATE OCTOBER 2016
DESIGNER JP
CHECKED _____ DRAWN ML
SHEET 4 OF 8

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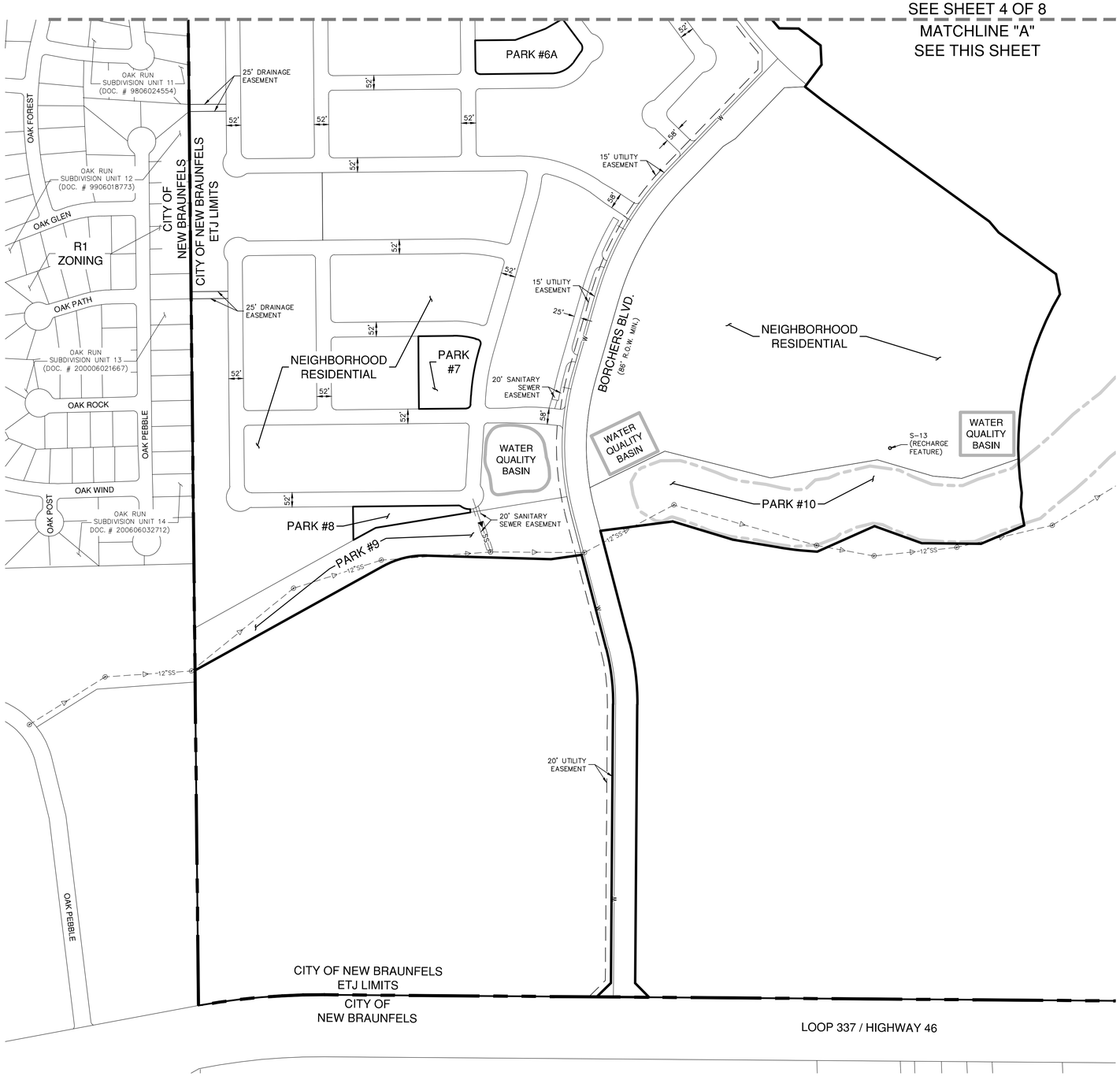

SCALE: 1"= 200'

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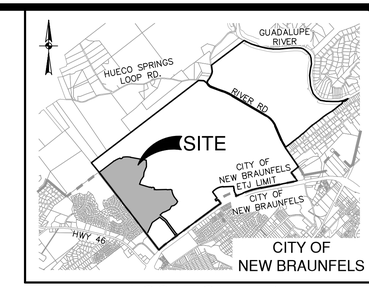

LOCATION MAP

NOT-TO-SCALE

LEGEND

- PROJECT BOUNDARY
- CITY ETJ LIMITS
- STREAM BUFFER (IDENTIFIED STREAMS 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

PAPE-DAWSON ENGINEERS
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VERAMENDI

NEW BRAUNFELS, TEXAS

SECTOR PLAN 1A
UTILITIES

PLAT NO.
JOB NO. 7620-34
DATE OCTOBER 2016
DESIGNER JP
CHECKED DRAWN ML
SHEET 5 OF 8

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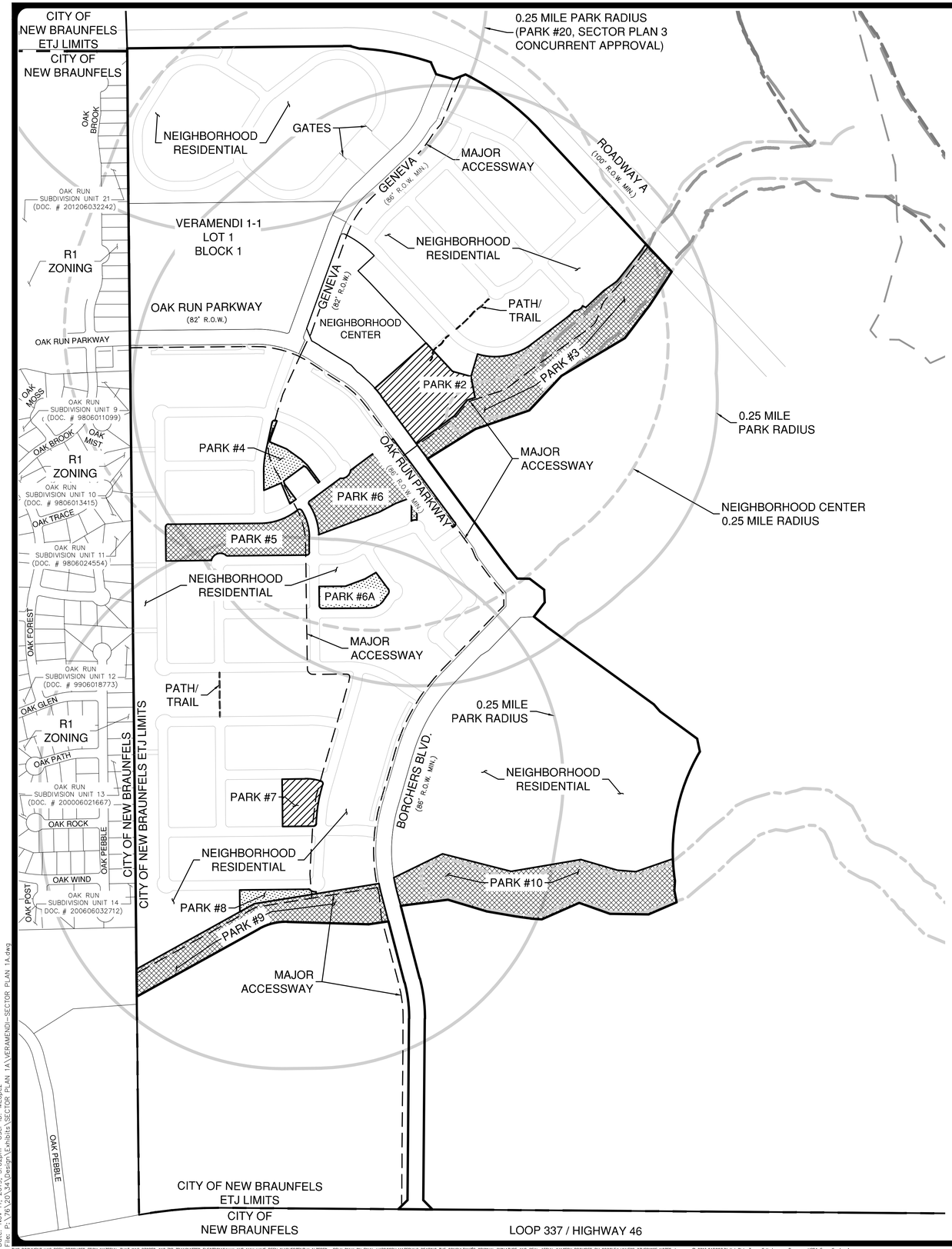
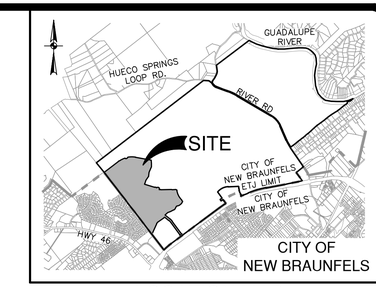


NOTES:

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.

SCALE: 1"= 300'

0' 300' 600' 900'



LOCATION MAP

NOT-TO-SCALE

LEGEND

- PROJECT BOUNDARY
- CITY ETJ LIMITS
- STREAM BUFFER (IDENTIFIED STREAMS DRAINING 128-319 ACRES)
- FEMA 100 YEAR FLOODPLAIN
- 500 YEAR FLOODPLAIN
- 1/4 MILE RADIUS FROM NEIGHBOHOOD PARK
- PATH/TRAIL (REFER TO SECTION 13.3.5 ALTERNATE DEVELOPMENT STANDARD 1.3)
- MAJOR ACCESSWAY
- NEIGHBORHOOD PARK
- POCKET PARK
- LINEAR OPEN SPACE PARK

NO.	REVISION	DATE

PAPE-DAWSON ENGINEERS
NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FT WORTH | DALLAS
1672 INDEPENDENCE DR, STE 102 | NEW BRAUNFELS, TX 78132 | 830.625.5533
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

VERAMENDI
NEW BRAUNFELS, TEXAS
SECTION PLAN 1A PARK LAND

PLAT NO. _____
JOB NO. 7620-34
DATE OCTOBER 2016
DESIGNER JP
CHECKED _____ DRAWN ML
SHEET 6 OF 8

Date: Nov 11, 2019, 5:02pm User ID: MLopez
File: P:\76\20\34\Design\Exhibits\SECTOR PLAN 1A\VERAMENDI-SECTOR PLAN 1A.dwg

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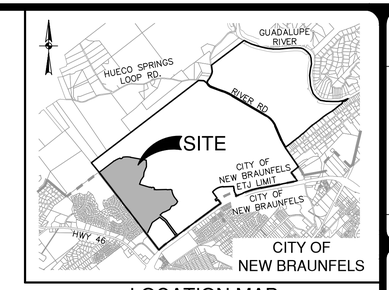
SCALE: 1"= 300'

0' 300' 600' 900'



LOCATION MAP

NOT-TO-SCALE

LEGEND

- EXISTING TREE CANOPY
- NEIGHBORHOOD PARK
- POCKET PARK

NO.	REVISION	DATE

PAPE-DAWSON ENGINEERS
NEW BRAUNFELS I SAN ANTONIO I AUSTIN I HOUSTON I FT WORTH I DALLAS
1672 INDEPENDENCE DR, STE 102 I NEW BRAUNFELS, TX 78132 I 830.622.5633
TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028800

VERAMENDI

NEW BRAUNFELS, TEXAS

SECTION PLAN 1A PRELIMINARY TREE SURVEY

PLAT NO. _____
JOB NO. 7620-34
DATE OCTOBER 2016
DESIGNER JP
CHECKED _____ DRAWN ML
SHEET 7 OF 8

Date: Nov 11, 2019, 5:03pm User ID: MLopez
File: P:\76\20\34\Design\Exhibits\SECTOR PLAN 1A\VERAMENDI-SECTOR PLAN 1A.dwg

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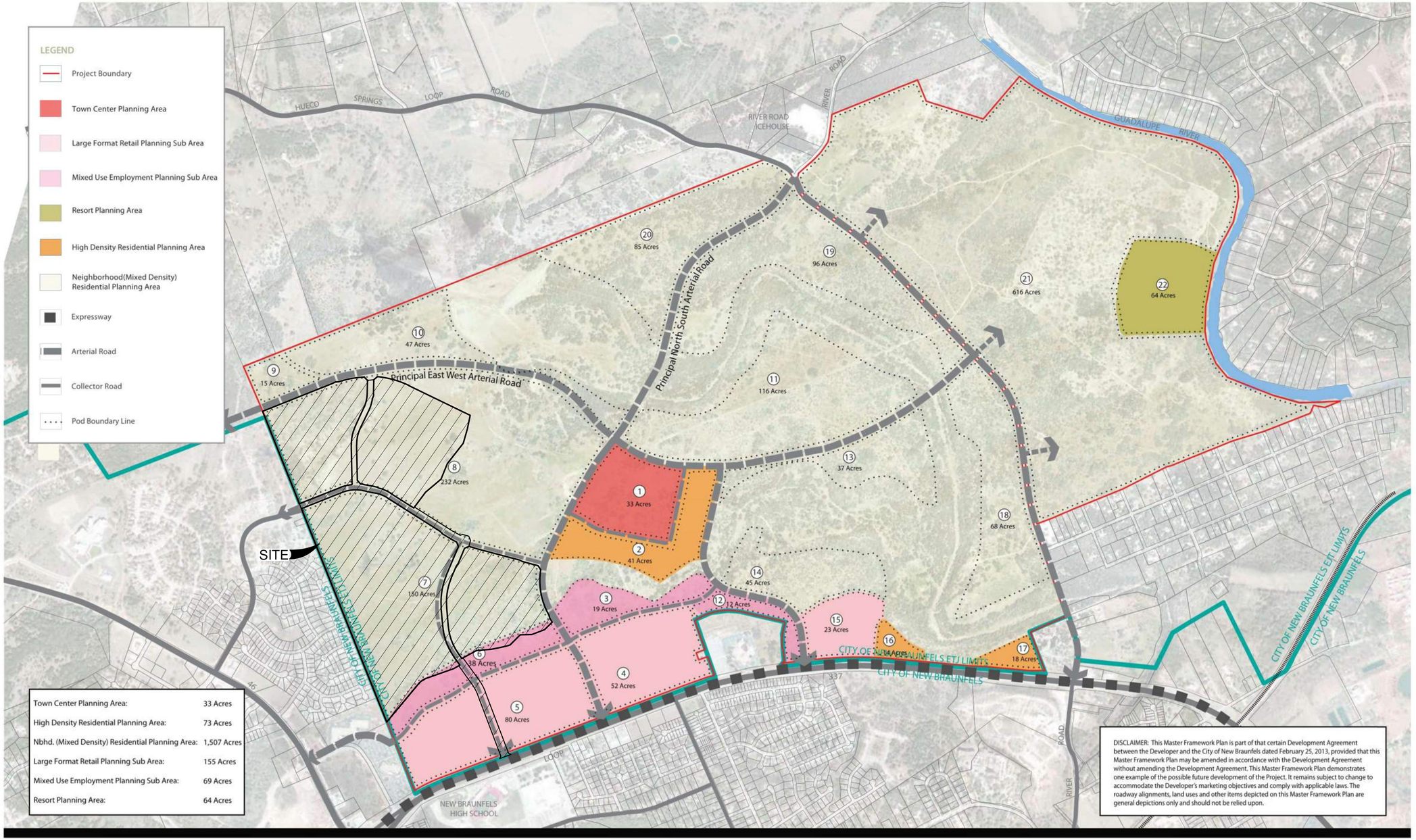

Exhibit H - Plan 3 of 5

Master Framework Plan - Planning Pod Areas

September 2019

VERAMENDI
TRUE TEXAS HILL COUNTRY LIVING

NO.	REVISION	DATE

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SECTOR PLAN 1A
MASTER FRAMEWORK PLAN EXHIBIT

PLAT NO.
JOB NO. 7620-34
DATE OCTOBER 2016
DESIGNER JP
CHECKED DRAWN ML
SHEET 8 OF 8

Date: Nov 11, 2019, 5:02pm User ID: MLopez
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