

Date: Feb 09, 2023 3:35pm User: ID: m100027  
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DEVELOPMENT STATISTICS	
ACREAGE SUMMARY	
SECTOR GROSS ACREAGE	221.53
PLANNING AREA GROSS ACREAGE	
	ACREAGE (AC)
TOWN CENTER PLANNING AREA	0
LARGE FORMAT RETAIL PLANNING SUB AREA	0
MIXED USE EMPLOYMENT PLANNING SUB AREA	3.52
NEIGHBORHOOD CENTER PLANNING AREA	0
RESORT PLANNING AREA	0
HIGH DENSITY RESIDENTIAL PLANNING AREA	0
NEIGHBORHOOD (MIXED DENSITY) RESIDENTIAL PLANNING AREA	194.85
COMMUNITY FACILITY	0
PARK PLANNING AREA	0
RIGHT OF WAY	23.16
TOTAL PLANNING AREA GROSS ACREAGE	221.53
PLANNING AREA POD GROSS ACREAGE	
POD 8	17
POD 10	5
POD 11	127
POD 13	40
PRECINCT GROSS ACREAGE	
PRECINCT 4	26.65
PRECINCT 14-5	17.08
PRECINCT 17	4.69
PRECINCT 18	107.18
PRECINCT 19-1	39.25
PRECINCT 19-2	3.52
TOTAL PRECINCT ACREAGE	198.37

RESIDENTIAL DWELLING UNITS	
AVERAGE RESIDENTIAL DENSITY	
PRECINCT 4	2.5-S DWELLINGS/AC
PRECINCT 14-5	2.5-S DWELLINGS/AC
PRECINCT 18	2.5-S DWELLINGS/AC
PRECINCT 19-1	2.5-S DWELLINGS/AC
TOTAL NO. OF DWELLING UNITS	
NO. OF RESIDENTIAL LOTS	496-991

IMPERVIOUS COVER				
BLOCK	LAND USE	ACREAGE (AC)	MAXIMUM IMPERVIOUS COVER (AC)	MAXIMUM IMPERVIOUS COVER (%)
PRECINCT 4	NEIGHBORHOOD (MIXED DENSITY) RESIDENTIAL	26.65	16.26	61%
PRECINCT 14-5	NEIGHBORHOOD (MIXED DENSITY) RESIDENTIAL	17.08	10.42	61%
PRECINCT 17	NEIGHBORHOOD (MIXED DENSITY) RESIDENTIAL	4.69	3.28	70%
PRECINCT 18	NEIGHBORHOOD (MIXED DENSITY) RESIDENTIAL	107.18	65.38	61%
PRECINCT 19-1	NEIGHBORHOOD (MIXED DENSITY) RESIDENTIAL	39.25	23.94	61%
PRECINCT 19-2	MIXED USE EMPLOYMENT	3.52	3.17	90%
RIGHT OF WAY		23.16	20.84	90%
OPEN SPACE/DRAINAGE AREA		0.00	0.00	5%
SECTOR TOTAL		221.53	143.29	65%

DRAINAGE AND WATER QUALITY	
	ACREAGE (AC)
DEVELOPED AREA WITHIN SECTOR PLAN PROVIDING ONE BMP	176.21
DEVELOPED AREA WITHIN SECTOR PLAN PROVIDING TWO BMPs	45.31

PARK SUMMARY	
	ACREAGE (AC)
REGIONAL PARK GROSS ACREAGE	
COMMUNITY PARK GROSS ACREAGE	
ALL OTHER PARKS (POCKET, NEIGHBORHOOD, ETC.)	9.31
TOTAL PARK ACREAGE	9.31



Exhibit H - Plan 1 of 5  
Master Framework Plan

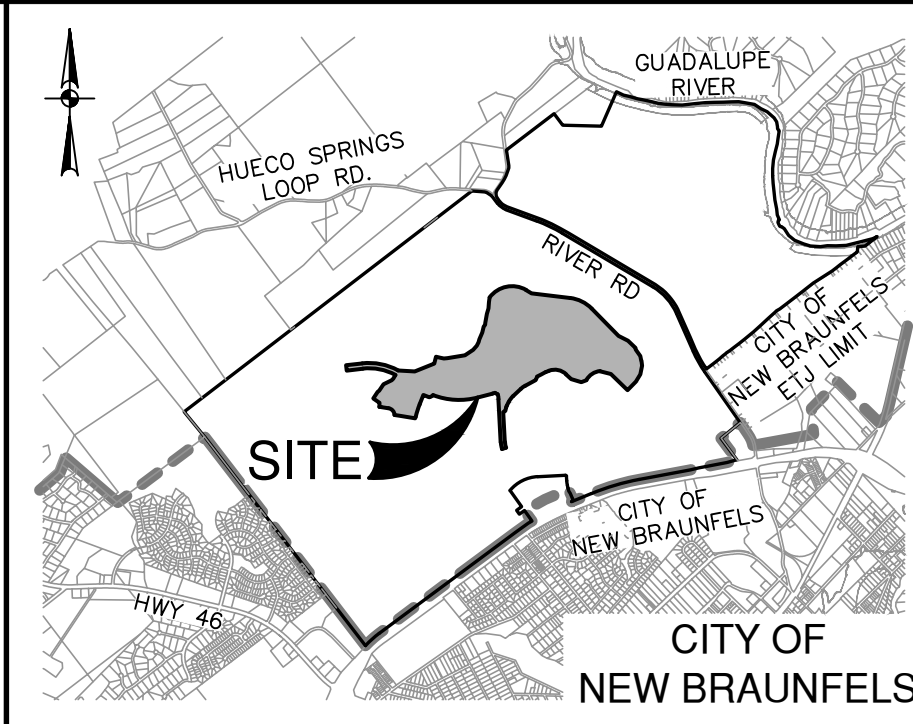
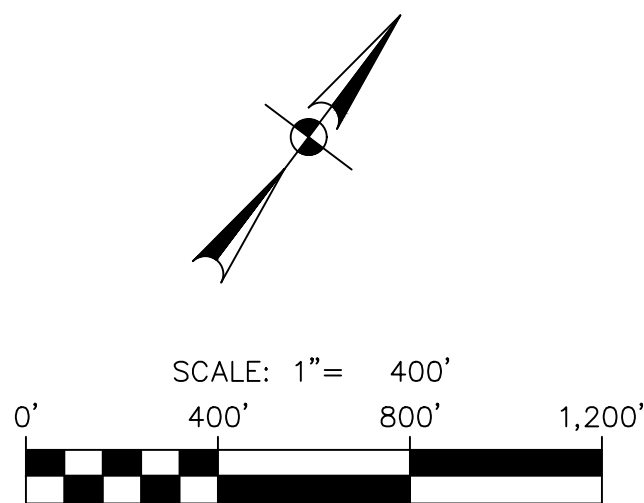
September 2019



VERAMENDI  
TRUE TEXAS HILL COUNTRY LIVING

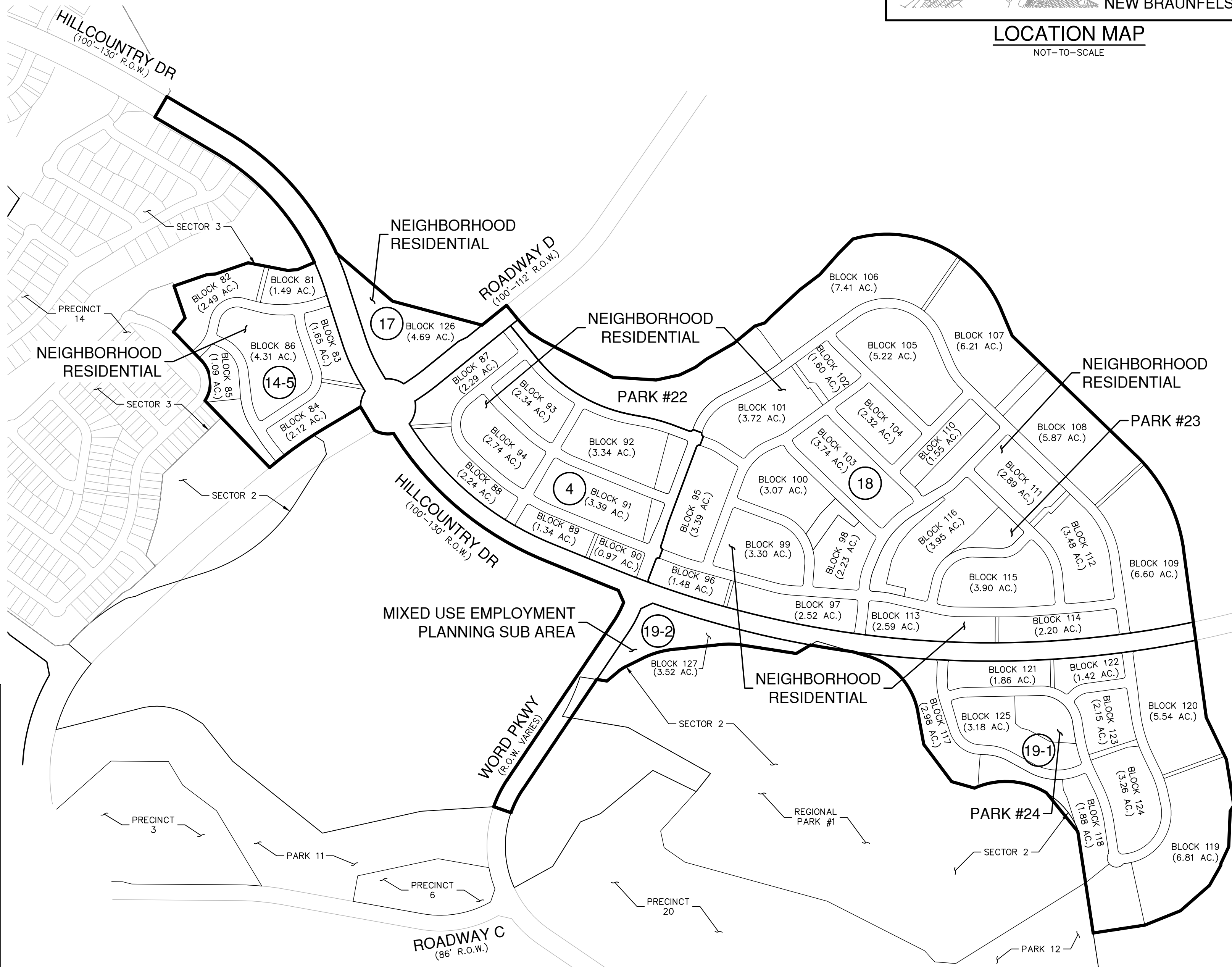
#### NOTES:

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. NO 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.



LOCATION MAP

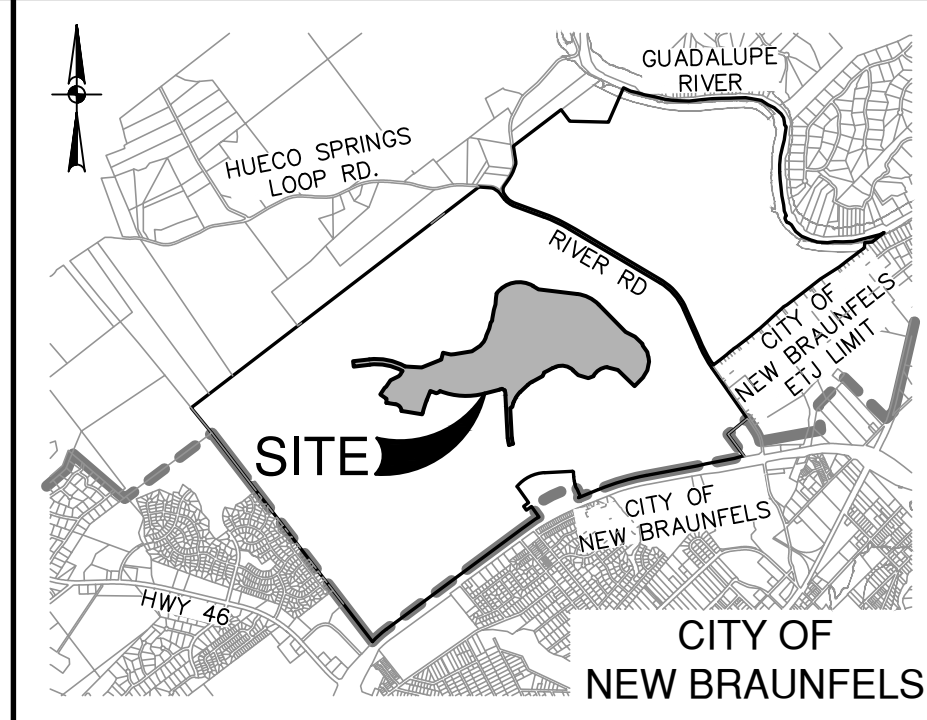
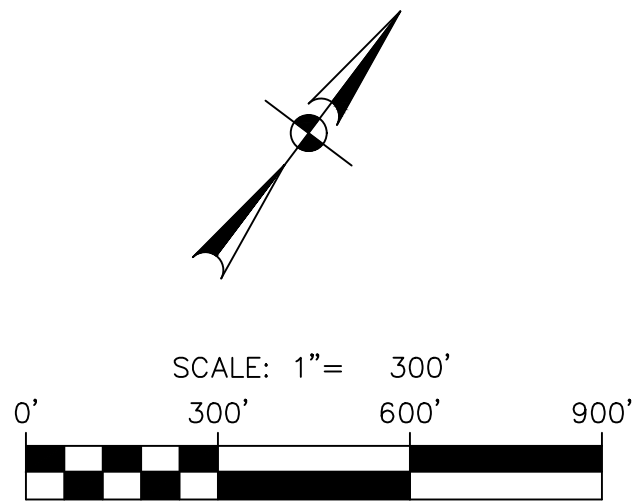
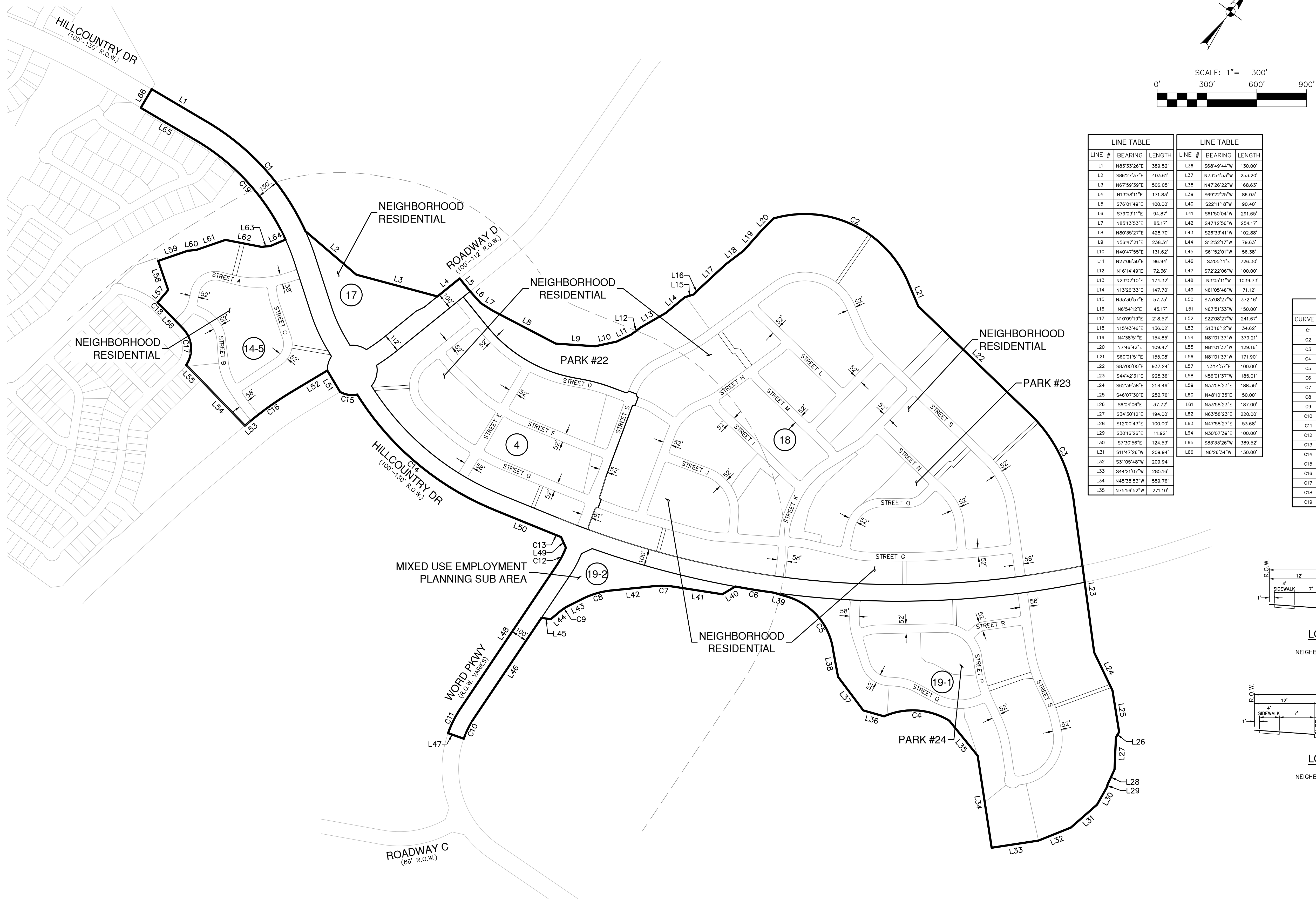
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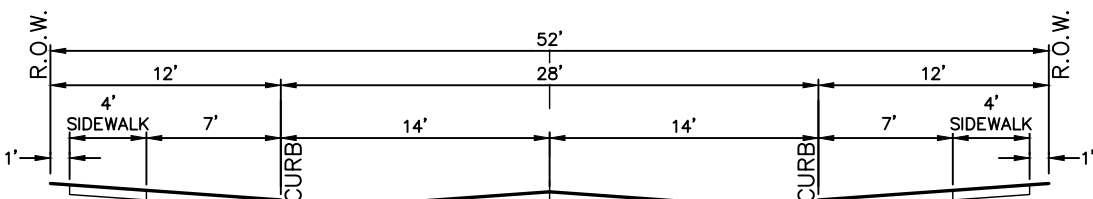
LOCATION MAP  
NOT-TO-SCALE

LEGEND

- SECTOR BOUNDARY
- PRECINCT NUMBER
- 1/4 MILE RADIUS FROM TOWN CENTER

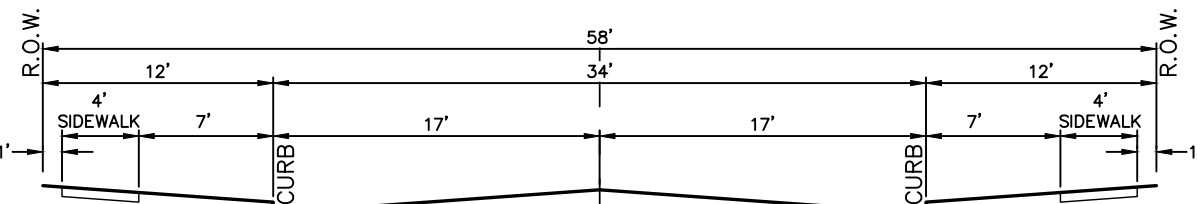
LINE TABLE			LINE TABLE		
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	N83°33'28"E	389.52'	L36	S68°49'44"W	130.00'
L2	S86°27'37"E	403.61'	L37	N73°54'53"W	253.20'
L3	N67°59'39"E	506.05'	L38	N47°28'22"W	168.63'
L4	N13°58'11"E	171.83'	L39	S69°22'25"W	86.03'
L5	S76°01'49"E	100.00'	L40	S22°11'18"W	90.40'
L6	S79°03'11"E	94.87'	L41	S61°50'04"W	291.65'
L7	N85°13'53"E	85.17'	L42	S47°12'56"W	254.17'
L8	N80°35'27"E	428.70'	L43	S26°33'41"W	102.88'
L9	N56°47'21"E	238.31'	L44	S12°52'17"W	79.63'
L10	N40°47'55"E	131.62'	L45	S61°52'01"W	56.36'
L11	N27°06'30"E	96.94'	L46	S3°05'11"E	726.30'
L12	N16°14'49"E	72.36'	L47	S72°22'06"W	100.00'
L13	N23°02'10"E	174.32'	L48	N3°05'11"W	1039.73'
L14	N13°26'33"E	147.70'	L49	N61°05'46"W	71.12'
L15	N35°30'57"E	57.75'	L50	S75°08'27"W	372.16'
L16	N6°54'12"E	45.17'	L51	N6°59'33"W	150.00'
L17	N10°09'19"E	218.57'	L52	S22°08'27"W	241.67'
L18	N15°43'46"E	136.02'	L53	S13°16'12"W	34.62'
L19	N4°38'51"E	154.85'	L54	N81°01'37"W	379.21'
L20	N7°46'42"E	108.47'	L55	N81°01'37"W	129.16'
L21	S60°01'51"E	155.08'	L56	N81°01'37"W	171.90'
L22	S83°00'00"E	937.24'	L57	N31°45'57"E	100.00'
L23	S44°42'31"E	925.36'	L58	N56°01'37"W	185.01'
L24	S62°39'38"E	254.49'	L59	N33°58'23"E	188.36'
L25	S46°07'30"E	252.76'	L60	N48°10'35"E	50.00'
L26	S6°04'06"E	37.72'	L61	N33°58'23"E	187.00'
L27	S34°30'12"E	184.00'	L62	N63°58'23"E	220.00'
L28	S12°00'43"E	100.00'	L63	N47°58'27"E	53.68'
L29	S30°16'26"E	11.92'	L64	N30°07'39"E	100.00'
L30	S7°30'56"E	124.53'	L65	S83°33'26"W	389.52'
L31	S11°47'28"W	209.94'	L66	N6°28'34"W	130.00'
L32	S31°05'48"W	209.94'			
L33	S44°21'07"W	285.16'			
L34	N45°38'53"W	559.76'			
L35	N75°56'52"W	271.10'			

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1465.00'	35°00'44"	S78°56'12"E	881.37'	895.23'
C2	676.00'	83°05'48"	N78°25'15"E	896.72'	980.41'
C3	880.00'	38°17'29"	S63°51'16"E	577.23'	588.11'
C4	425.00'	55°13'14"	S56°50'19"W	393.94'	409.61'
C5	390.00'	65°06'37"	N78°04'17"W	419.73'	443.19'
C6	5550.00'	2°24'06"	S62°01'25"W	232.63'	232.65'
C7	500.00'	14°37'08"	S54°31'30"W	127.23'	127.57'
C8	500.00'	20°39'15"	S36°33'19"W	179.27'	180.24'
C9	200.00'	13°41'24"	S19°42'59"W	47.67'	47.79'
C10	550.00'	14°32'43"	S10°21'32"E	139.25'	139.63'
C11	650.00'	14°32'43"	N10°21'32"W	164.57'	165.01'
C12	550.00'	12°23'58"	N9°17'10"W	118.79'	119.03'
C13	5550.00'	0°38'41"	S74°49'07"W	62.46'	62.46'
C14	1750.00'	35°51'40"	N86°55'43"W	1077.52'	1095.31'
C15	150.00'	40°40'08"	S61°48'23"W	104.25'	106.47'
C16	2075.00'	8°52'15"	S17°42'20"W	320.94'	321.26'
C17	176.00'	77°30'48"	N42°16'13"W	220.36'	238.10'
C18	456.00'	5°43'26"	N83°53'20"W	45.54'	45.55'
C19	1335.00'	34°53'46"	N78°59'41"W	800.58'	813.09'



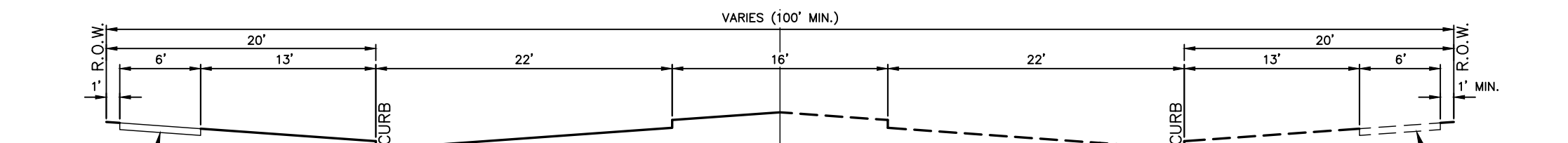
LOCAL STREET "A" CROSS SECTION

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

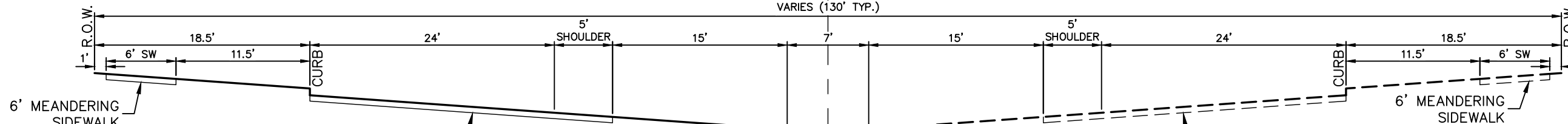
LOCAL STREET WITH INFORMAL ON-STREET PARKING  
NEIGHBORHOOD CENTER, RESORT, NEIGHBORHOOD (MIXED DENSITY)  
RESIDENTIAL AND PARK PLANNING AREAS  
NOT TO SCALE



WORD PKWY, ROADWAY D AND  
HILLCOUNTRY DR CROSS SECTION

NOTE:  
MULTI-USE PATH/TRAIL TO BE CONSTRUCTED  
WITHIN OR ALONGSIDE HILLCOUNTRY DR, WORD  
PARKWAY AND ROADWAY D RIGHTS-OF-WAY IN  
LIEU OF 6' SIDEWALK (ONE SIDE ONLY)

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



HILLCOUNTRY DR CROSS SECTION (ALTERNATE)

NOTE:  
MULTI-USE PATH/TRAIL TO BE CONSTRUCTED  
WITHIN OR ALONGSIDE HILLCOUNTRY  
RIGHT-OF-WAY IN LIEU OF 6' SIDEWALK  
(NORTH SIDE ONLY)

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

PAPE-DAWSON  
ENGINEERS

NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FT WORTH | DALLAS  
1072 INDEPENDENCE DR, STE 102 | NEW BRAUNFELS, TX 78132 | 830.632.5653  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1008860

VERAMENDI  
NEW BRAUNFELS, TEXAS

SECTOR PLAN 4  
LAND USE AND STREET CROSS SECTION

PLAT NO. \_\_\_\_\_  
JOB NO. 30001-42  
DATE FEBRUARY 2022  
DESIGNER JP  
CHECKED DRAWN ML  
SHEET 2 OF 8



















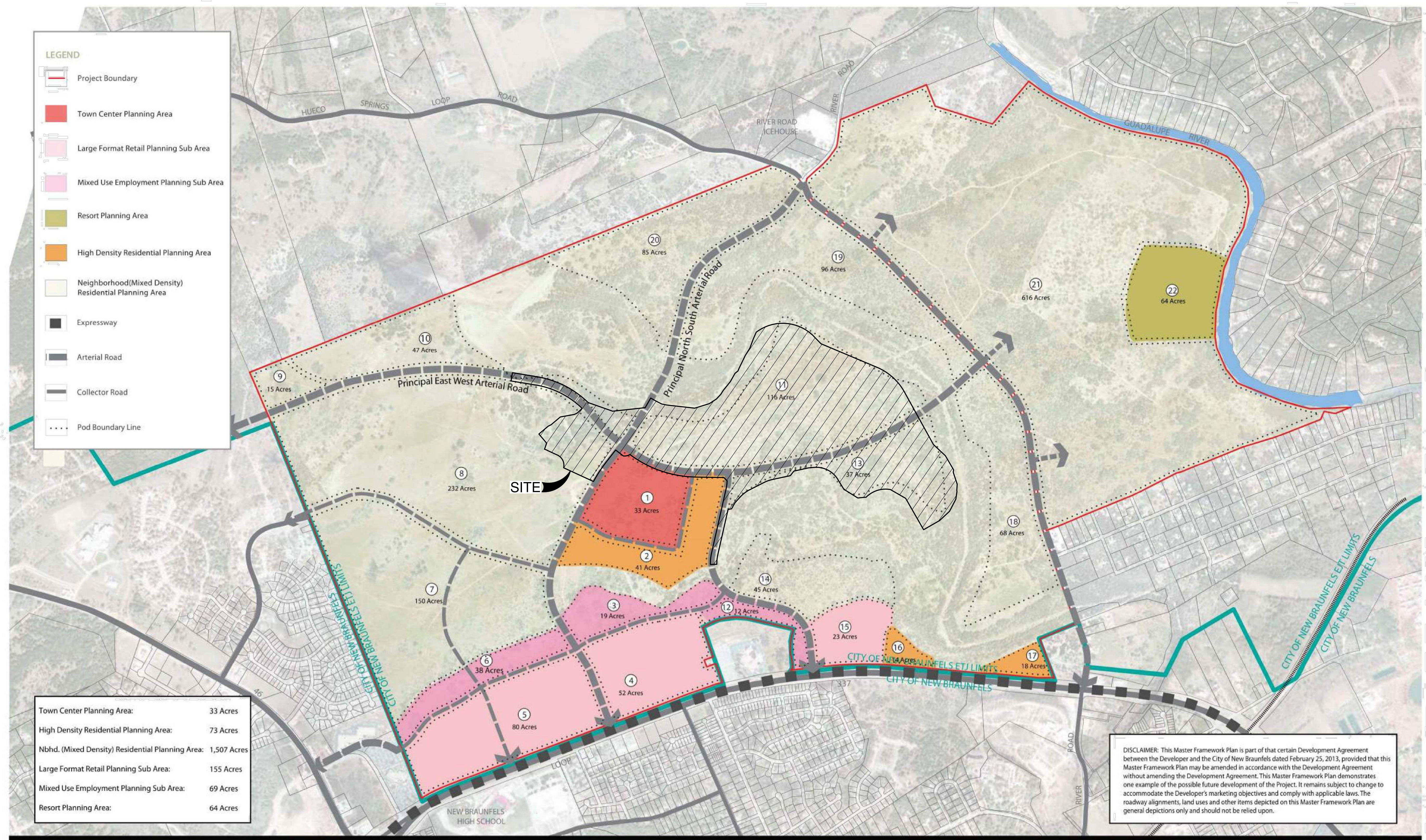
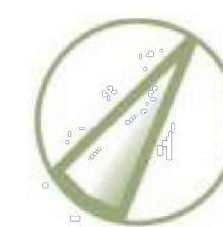


Exhibit H - Plan 3 of 5  
Master Framework Plan - Planning Pod Areas

September 2019



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.



