

### ACREAGE SUMMARY

## PROPOSED SECTOR PLAN

|  |                 |
|--|-----------------|
| SECTOR GROSS ACREAGE                                   | 193.74          |
| <u>PLANNING AREA GROSS ACREAGE</u>                     |                 |
|  | ACREAGE<br>(AC) |
| TOWN CENTER PLANNING AREA                              | 0               |
| LARGE FORMAT RETAIL PLANNING SUB AREA                  | 0               |
| MIXED USE EMPLOYMENT PLANNING SUB AREA                 | 0               |
| NEIGHBORHOOD CENTER PLANNING AREA                      | 0               |
| RESORT PLANNING AREA                                   | 0               |
| HIGH DENSITY RESIDENTIAL PLANNING AREA                 | 0               |
| NEIGHBORHOOD (MIXED DENSITY) RESIDENTIAL PLANNING AREA | 186.22          |
| COMMUNITY FACILITY                                     | 0               |
| PARK PLANNING AREA                                     | 0               |
| RIGHT OF WAY   | 7.52            |
| TOTAL PLANNING AREA GROSS ACREAGE                      | 193.74          |
| <u>PLANNING AREA POD GROSS ACREAGE</u>                 |                 |
| POD 21   | 193.74          |
| <u>PRECINCT GROSS ACREAGE</u>                          |                 |
| PRECINCT 27  | 109.71          |
| PRECINCT 30  | 76.51           |
| TOTAL PRECINCT ACREAGE                                 | 186.22          |

## RESIDENTIAL DWELLING UNITS

|                                    |                    |
|------------------------------------|--------------------|
| AVERAGE RESIDENTIAL DENSITY        |                    |
| PRECINCT 27                        | 2.5-5 DWELLINGS/AC |
| PRECINCT 30                        | 2.5-5 DWELLINGS/AC |
|                                    |                    |
| <b>TOTAL NO. OF DWELLING UNITS</b> |                    |
| NO. OF RESIDENTIAL LOTS            | 466-931            |

## IMPERVIOUS COVER

| BLOCK                    | LAND USE                                 | ACREAGE (AC)  | MAXIMUM IMPERVIOUS COVER (AC) | MAXIMUM IMPERVIOUS COVER (%) |
|--------------------------|--|---------------|-------------------------------|------------------------------|
| PRECINCT 27              | NEIGHBORHOOD (MIXED DENSITY) RESIDENTIAL | 109.71        | 70.21                         | 64%                          |
| PRECINCT 30              | NEIGHBORHOOD (MIXED DENSITY) RESIDENTIAL | 76.51         | 48.97                         | 64%                          |
| RIGHT OF WAY             | -  | 7.52          | 6.77                          | 90%                          |
| OPEN SPACE/DRAINAGE AREA | -  | 0.00          | 0.00                          | 5%                           |
| <b>SECTOR TOTAL</b>      |  | <b>193.74</b> | <b>125.95</b>                 | <b>65%</b>                   |

## DRAINAGE AND WATER QUALITY

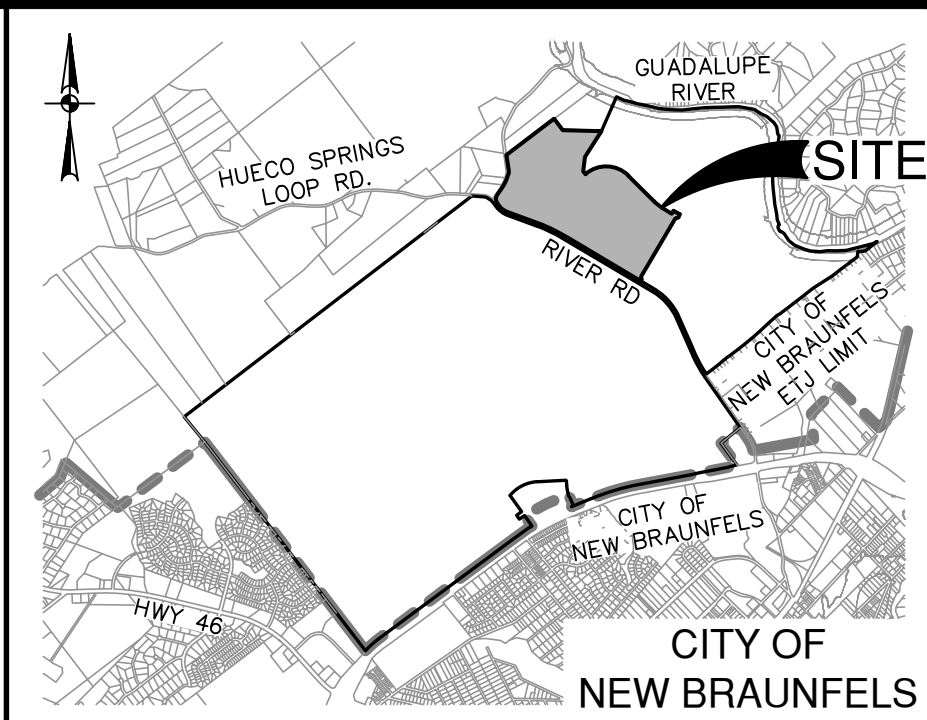
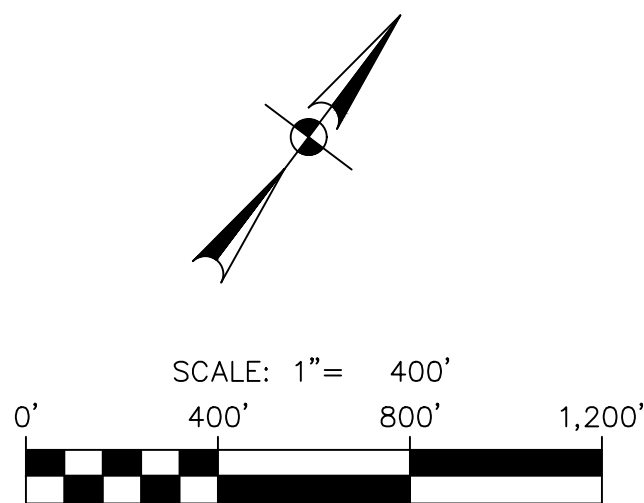
|  |                 |
|--|-----------------|
|  | ACREAGE<br>(AC) |
| DEVELOPED AREA WITHIN SECTOR PLAN PROVIDING ONE BMP  | 0.0             |
| DEVELOPED AREA WITHIN SECTOR PLAN PROVIDING TWO BMPs | 193.74          |

## PARK SUMMARY

|  |             |
|--|-------------|
|  | ACREAGE     |
|  | (AC)        |
| REGIONAL PARK GROSS ACREAGE                  |             |
| COMMUNITY PARK GROSS ACREAGE                 |             |
| ALL OTHER PARKS (POCKET, NEIGHBORHOOD, ETC.) | 4.22        |
| <b>TOTAL PARK ACREAGE</b>                    | <b>4.22</b> |

NOTES:

1. THE LOCATION AND WIDTH OF ANY PRIVATE UTILITY EASEMENT SHALL BE TO THE STANDARD RECOMMENDED BY THE APPLICABLE PRIVATE UTILITY ENTITY AND SHALL BE CHANGED BY THE OWNER.
2. NO INDIVIDUAL OR ENTITY SHALL DEEPEN, WIDEN, FILL, RECLAIM, REROUTE OR CHANGE THE COURSE OR LOCATION OF ANY EXISTING DITCH, CHANNEL, STREAM OR CREEK, OR ANY OTHER WATERWAY, WITHOUT THE WRITTEN APPROVAL OF THE CITY, WITH AN APPROVED ENGINEERING OR STORMWATER MANAGEMENT REPORT.
3. ALL STORM DRAINAGE AND FLOOD EASEMENTS ARE ALL 100-YEAR FLOOD PLAINS. THE CITY DOES NOT GUARANTEE THE ACCURACY OF ANY FLOOD MAP. NOTE: STATING THAT NO DEVELOPMENT, BUILDING OR STRUCTURE IS PERMITTED WITHIN THE EASEMENT AND STATING WHO WILL BE RESPONSIBLE FOR MAINTAINING THE EASEMENT ARE SEPARATE CONCERNS. EASEMENTS ARE REQUIRED TO "FLAT-TO-FLAT" TO ACCOMMODATE DRAINAGE FLOWS AND THE WIDTH OF SUCH EASEMENTS SHALL BE THE SAME AS THE EASEMENTS IN THE SAME MANNER AS SIMILARLY SITUATED AREAS OF THE CITY.



**LOCATION MAP**  
NOT-TO-SCALE



Exhibit H - Plan 1 of 5  
Master Framework Plan

September 2019



VERAMENDI  
TRUE TEXAS HILL COUNTRY LIVING

DATE \_\_\_\_\_

| NO. | REVISION |
|-----|----------|
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**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

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

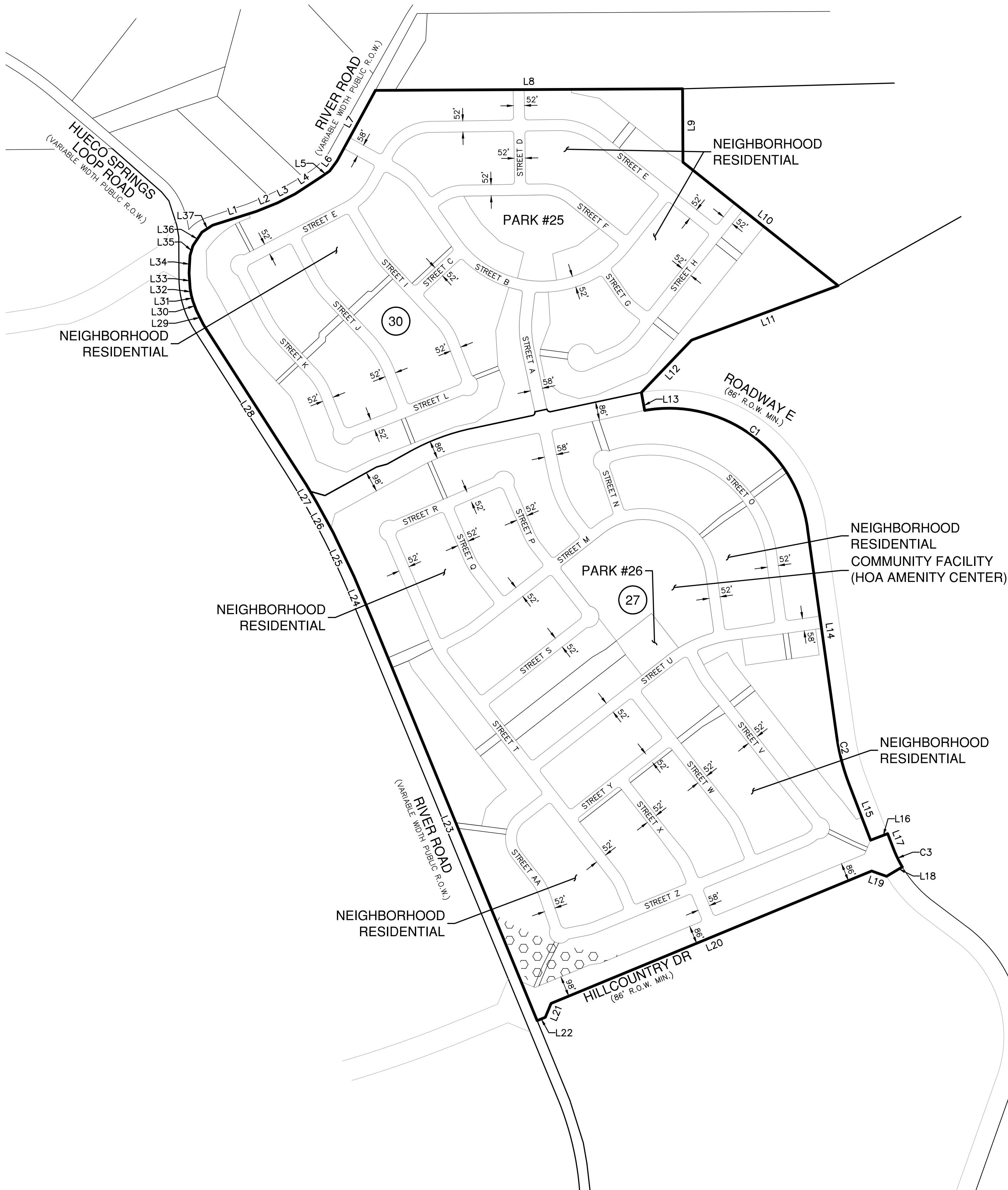
SECTOR PLAN 5  
COVER SHEET

PLAT NO. \_\_\_\_\_  
JOB NO. 30001-43  
DATE JANUARY 2022  
DESIGNER JP  
CHECKED \_\_\_\_\_ DRAWN M  
SHEET 1 OF 8



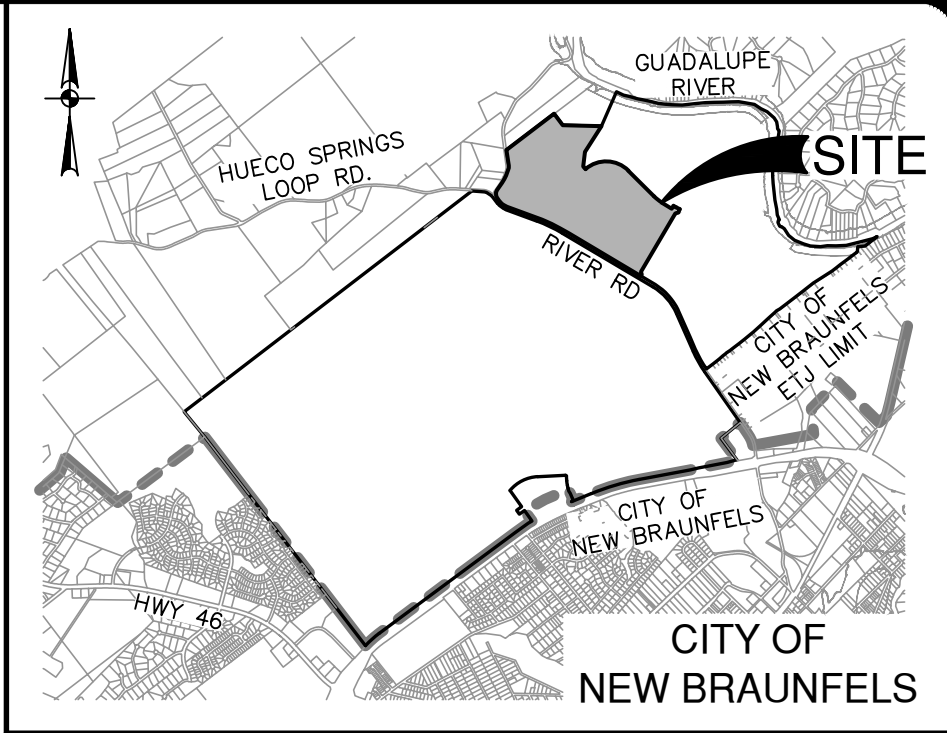
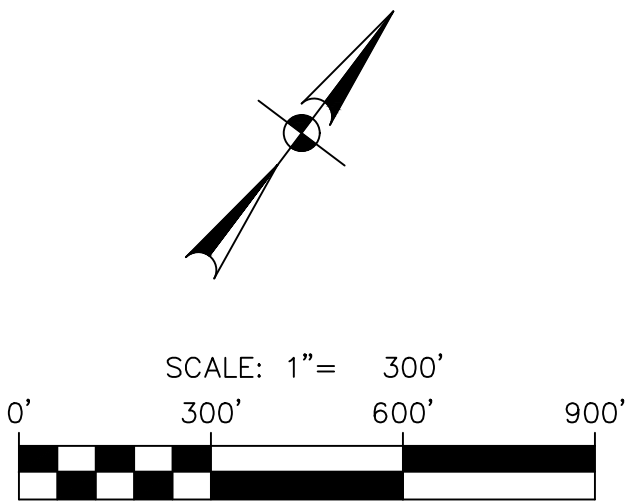
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| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE #     | BEARING     | LENGTH   |
| L1         | N35°25'03"E | 217.00'  |
| L2         | N30°57'03"E | 106.90'  |
| L3         | N26°07'03"E | 92.67'   |
| L4         | N19°49'46"E | 145.80'  |
| L5         | N18°08'57"E | 49.09'   |
| L6         | N0°45'56"W  | 58.31'   |
| L7         | N8°26'32"W  | 378.19'  |
| L8         | N52°42'29"E | 1445.01' |
| L9         | S37°17'31"E | 345.45'  |
| L10        | S88°30'00"E | 932.68'  |
| L11        | S32°36'36"W | 735.87'  |
| L12        | S6°46'01"W  | 340.83'  |
| L13        | S47°07'48"E | 86.00'   |
| L14        | S45°00'00"E | 985.08'  |
| L15        | S58°00'00"E | 280.85'  |
| L16        | N32°00'00"E | 86.00'   |
| L17        | S58°00'00"E | 77.11'   |
| L18        | S22°17'32"W | 86.00'   |
| L19        | S72°32'26"W | 74.34'   |
| L20        | S30°33'38"W | 1631.62' |
| L21        | S14°28'22"E | 70.71'   |
| L22        | S30°39'31"W | 41.54'   |
| L23        | N9°20'29"W  | 2030.41' |
| L24        | N69°57'13"W | 228.85'  |
| L25        | N62°24'39"W | 230.13'  |
| L26        | N65°47'48"E | 162.06'  |
| L27        | N67°19'08"W | 96.52'   |
| L28        | N69°42'08"W | 895.43'  |
| L29        | N63°37'26"W | 73.20'   |
| L30        | N57°21'15"W | 47.03'   |
| L31        | N51°49'40"W | 29.80'   |
| L32        | N46°54'53"W | 30.39'   |
| L33        | N40°56'40"W | 73.85'   |
| L34        | N33°50'03"W | 82.47'   |
| L35        | N20°29'14"W | 47.57'   |
| L36        | N3°35'36"W  | 76.54'   |
| L37        | N20°05'03"E | 60.00'   |

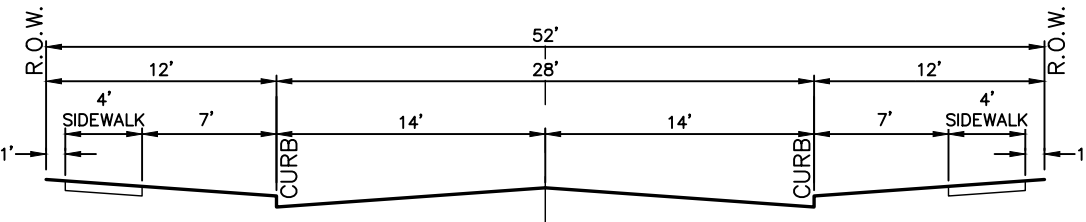
| CURVE TABLE |          |           |               |         |          |
|-------------|----------|-----------|---------------|---------|----------|
| CURVE #     | RADIUS   | DELTA     | CHORD BEARING | CHORD   | LENGTH   |
| C1          | 657.00'  | 92°07'48" | N88°56'06"E   | 948.25' | 1056.44' |
| C2          | 1043.00' | 13°00'00" | S51°30'00"E   | 236.14' | 236.65'  |
| C3          | 557.00'  | 9°42'28"  | S62°51'14"E   | 94.26'  | 94.37'   |



LOCATION MAP  
NOT-TO-SCALE

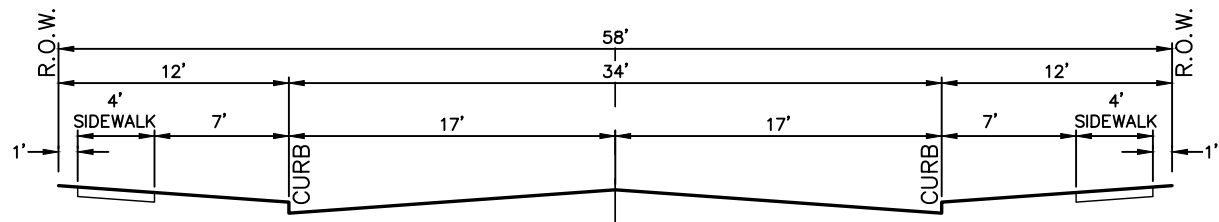
LEGEND

- SECTOR BOUNDARY
- PRECINCT NUMBER



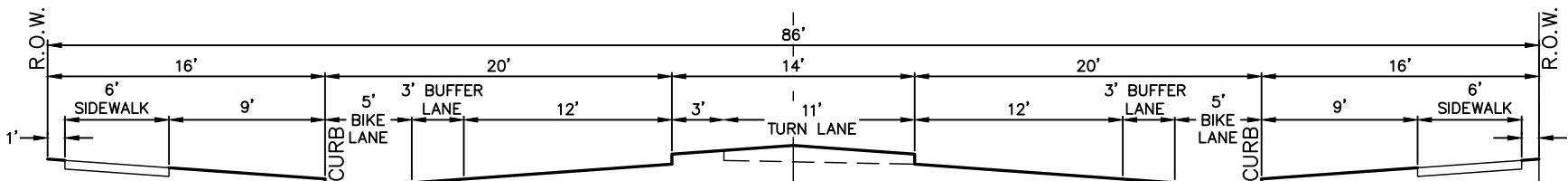
LOCAL STREET "A" CROSS SECTION

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



ROADWAY E & HILLCOUNTRY DR

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

NOTE:

MULTI-USE PATH/TRAIL MAY BE CONSTRUCTED WITHIN OR ALONGSIDE HILLCOUNTRY DR AND ROADWAY E RIGHTS-OF-WAY IN LIEU OF 6' SIDEWALK AND ON-STREET BIKE LANES (ONE SIDE ONLY)

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

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TEXAS ENGINEERING FIRM #479 | TEXAS SURVEYING FIRM #1028860

VERAMENDI  
NEW BRAUNFELS, TEXAS

SECTOR PLAN 5  
LAND USE AND STREET CROSS SECTION

PLAT NO. \_\_\_\_\_  
JOB NO. 30001-43  
DATE JANUARY 2022  
DESIGNER JP  
CHECKED DRAWN ML  
SHEET 2 OF 8

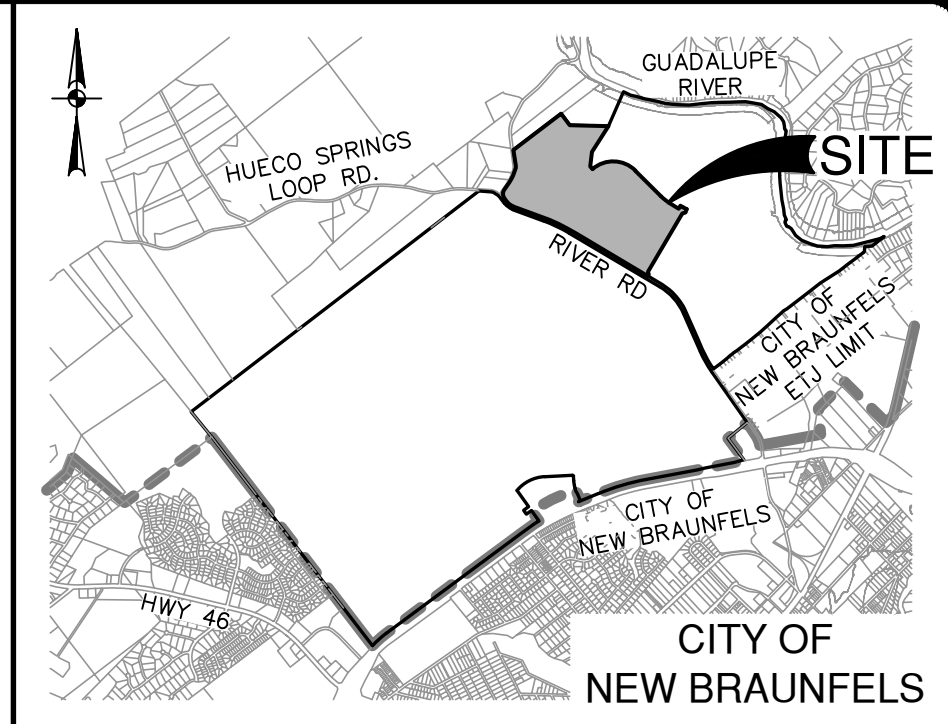
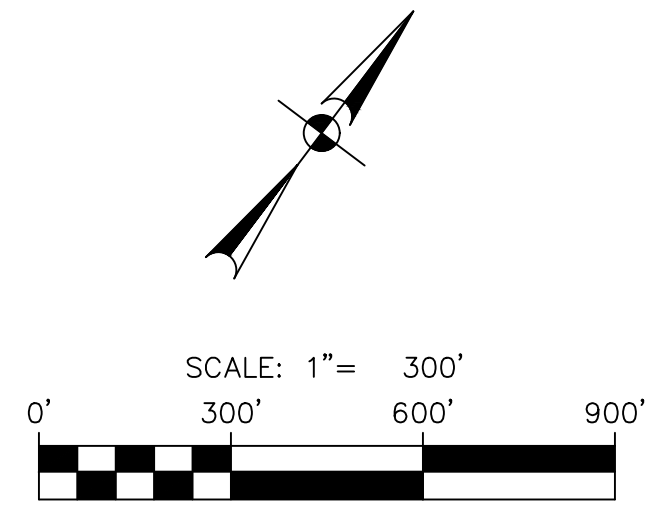
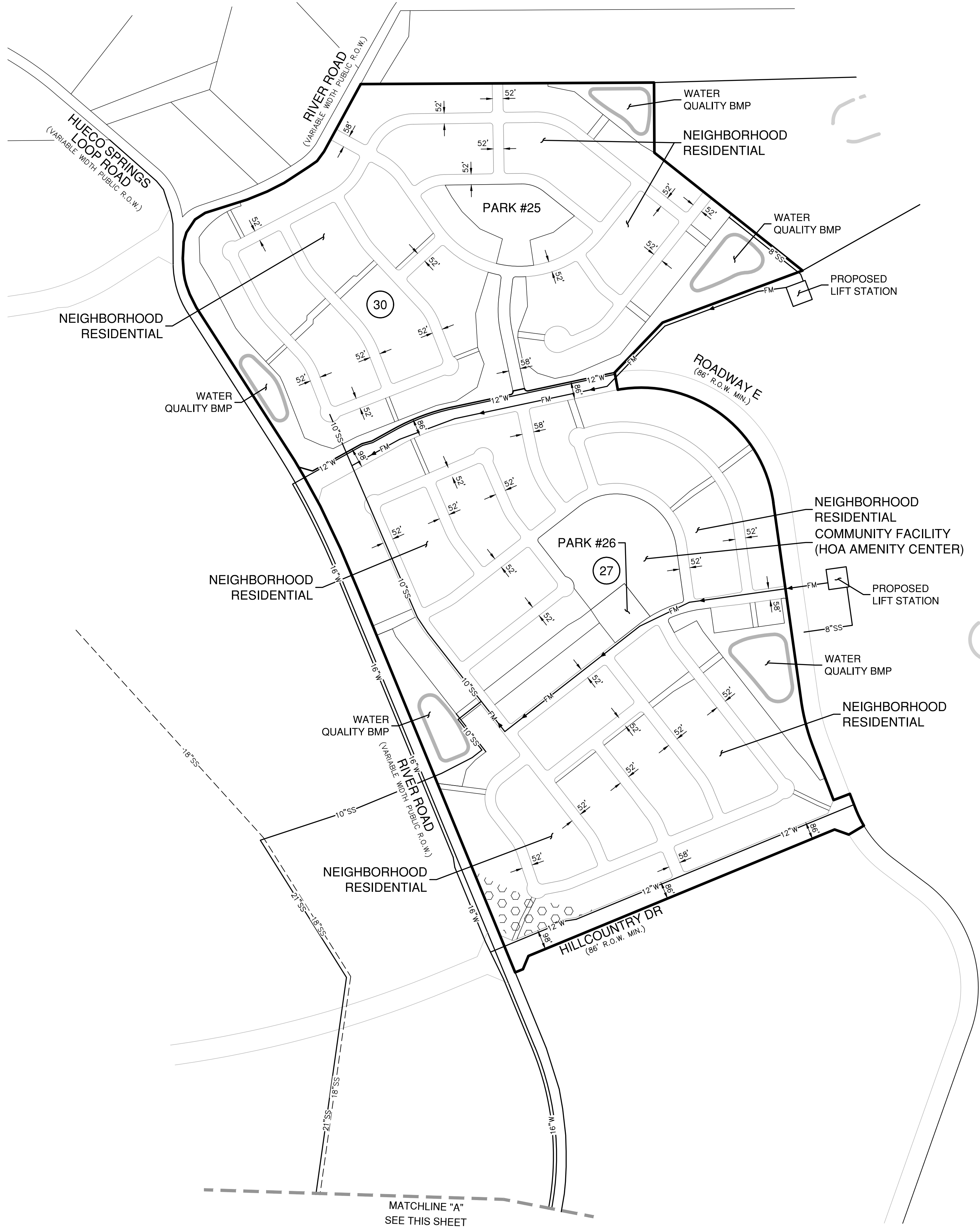






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LOCATION MAP  
NOT-TO-SCALE

- LEGEND**
- SECTOR BOUNDARY
  - STREAM BUFFER
  - W--- EXISTING WATER LINE
  - SS--- EXISTING SANITARY SEWER LINE
  - SS--- PROPOSED SANITARY SEWER LINE
  - FM--- PROPOSED FORCE MAIN
  - W--- PROPOSED WATER LINE



| NO. | REVISION | DATE |
|-----|----------|------|
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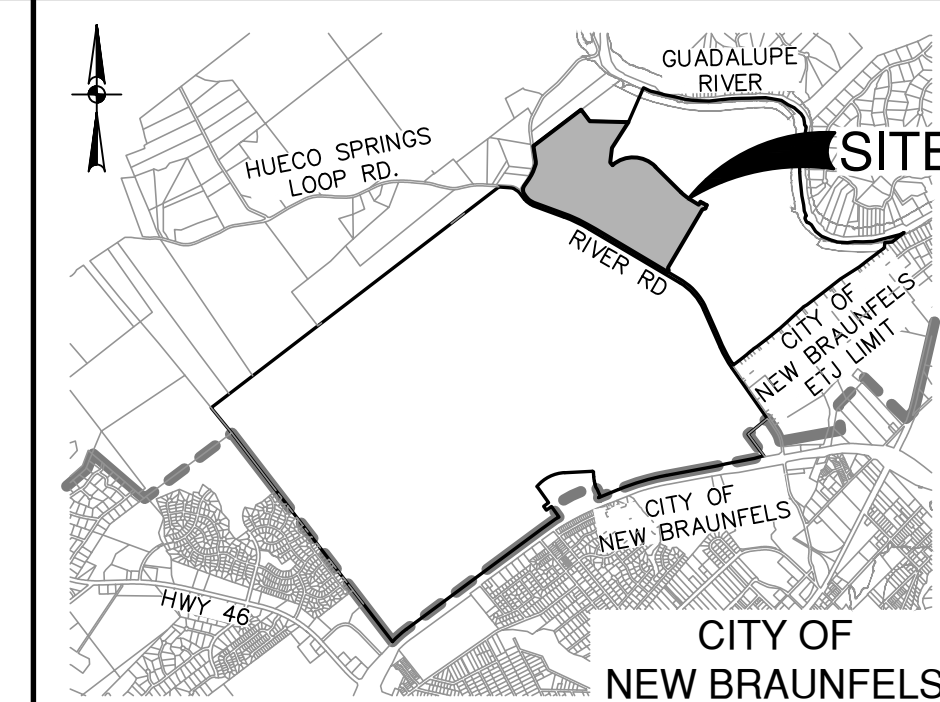
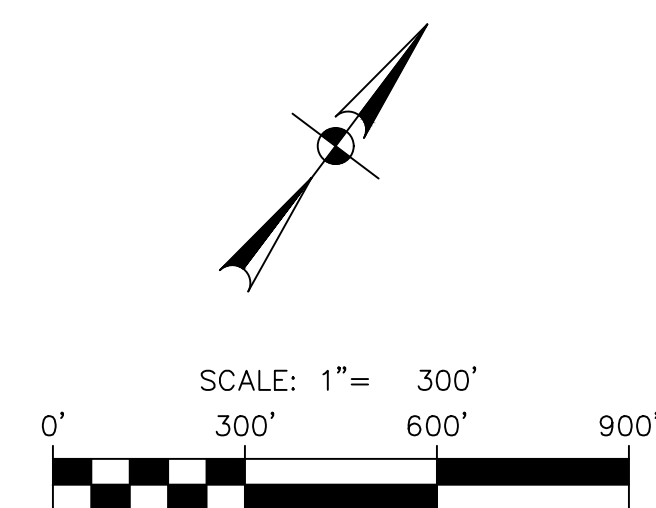
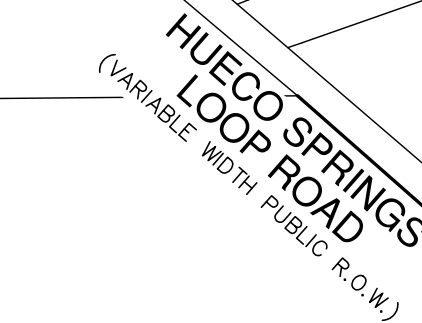
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ENGINEERS**

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1677 INDEPENDENCE DR. STE 102 | NEW BRAUNFELS, TX 78132 | 800.632.5653  
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VERAMENDI  
NEW BRAUNFELS, TEXAS  
SECTOR PLAN 5  
UTILITIES







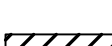


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|----------|--------------|
| PLAT NO. |              |
| JOB NO.  | 30001-43     |
| DATE     | JANUARY 2022 |
| DESIGNER | JP           |
| CHECKED  | DRAWN ML     |
| SHEET    | 4 OF 8       |





**LOCATION MAP**  
NOT-TO-SCALE

LEGEND

- |   |  |
|---|--|
|  | SECTOR BOUNDARY                                    |
|  | PRECINCT NUMBER                                    |
|  | STREAM BUFFER                                      |
|  | MAJOR ACCESSWAY                                    |
|  | PATH/TRAIL   |
|  | NEIGHBORHOOD PARK                                  |
|  | LANDSCAPE AMENITY PARK                             |
|  | 1/4 MILE RADIUS FROM NEIGHBORHOOD PARK             |
|  | LOTS OUTSIDE OF 0.25 MILE NEIGHBORHOOD PARK RADIUS |

|                               | # OF LOTS | %    |
|-------------------------------|-----------|------|
| LOTS WITHIN 0.25 MILE RADIUS  | 684       | 99%  |
| LOTS OUTSIDE 0.25 MILE RADIUS | 8         | 1%   |
| TOTAL LOTS                    | 692       | 100% |

- NOTES:

1. 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.
2. FUTURE PLAYS WILL COMPLY WITH LOCATION AND AMENITY STANDARDS FOR TRAILS AS SHOWN WITHIN THIS SECTOR PLAN.
3. MAJOR ACCESSWAYS ARE PROVIDED IN LOCATIONS THAT ALIGN WITH THE INTENT OF THE SUPPORTING FRAMEWORK PLANS.
4. THE DEVELOPER SHALL ELECT A COMPLYING FORM OF MAJOR ACCESSWAY TO BE SET OUT IN THE FORM OF A DEVELOPMENT & DESIGN CONTROL DOCUMENT (DDCD) AND CONSTRUCT SUCH FORM OF MAJOR ACCESSWAY AT THE TIME OF STREET CONSTRUCTION.
5. 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 THE CORPORATION.

**PAPE-DAWSON  
ENGINEERS**

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**NEW BRAUNFELS, TEXAS**  
**SECTOR PLAN 5**  
**PARKLAND**

PLAT NO. \_\_\_\_\_  
JOB NO. 30001-43  
DATE JANUARY 2022  
DESIGNER JP  
CHECKED \_\_\_\_\_ DRAWN ML  
SHEET 5 OF 8

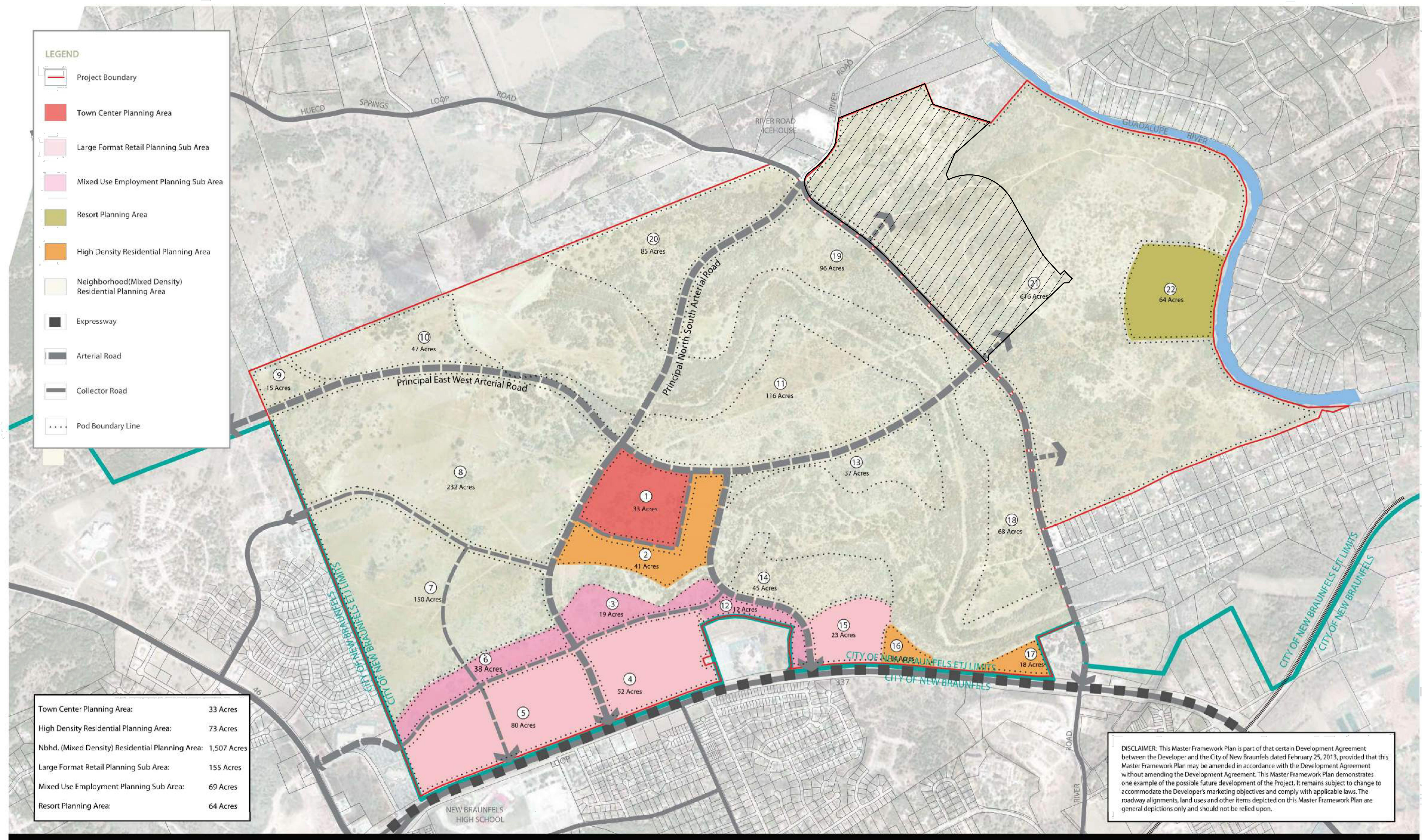
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DISCLAIMER: This Master Framework Plan is part of that certain Development Agreement between the Developer and the City of New Braunfels dated February 25, 2013, provided that this Master Framework Plan may be amended in accordance with the Development 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 3 of 5  
Master Framework Plan - Planning Pod Areas

September 2019



VERAMENDI  
TRUE TEXAS HILL COUNTRY LIVING

**PAPE-DAWSON  
ENGINEERS**

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# VERAMENDI NEW BRAUNFELS, TEXAS

## SECTOR PLAN 5 FRAMEWORK

PLAT NO. \_\_\_\_\_  
 JOB NO. 30001-43  
 DATE JANUARY 2022  
 DESIGNER JP  
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 SHEET **7 OF 8**



