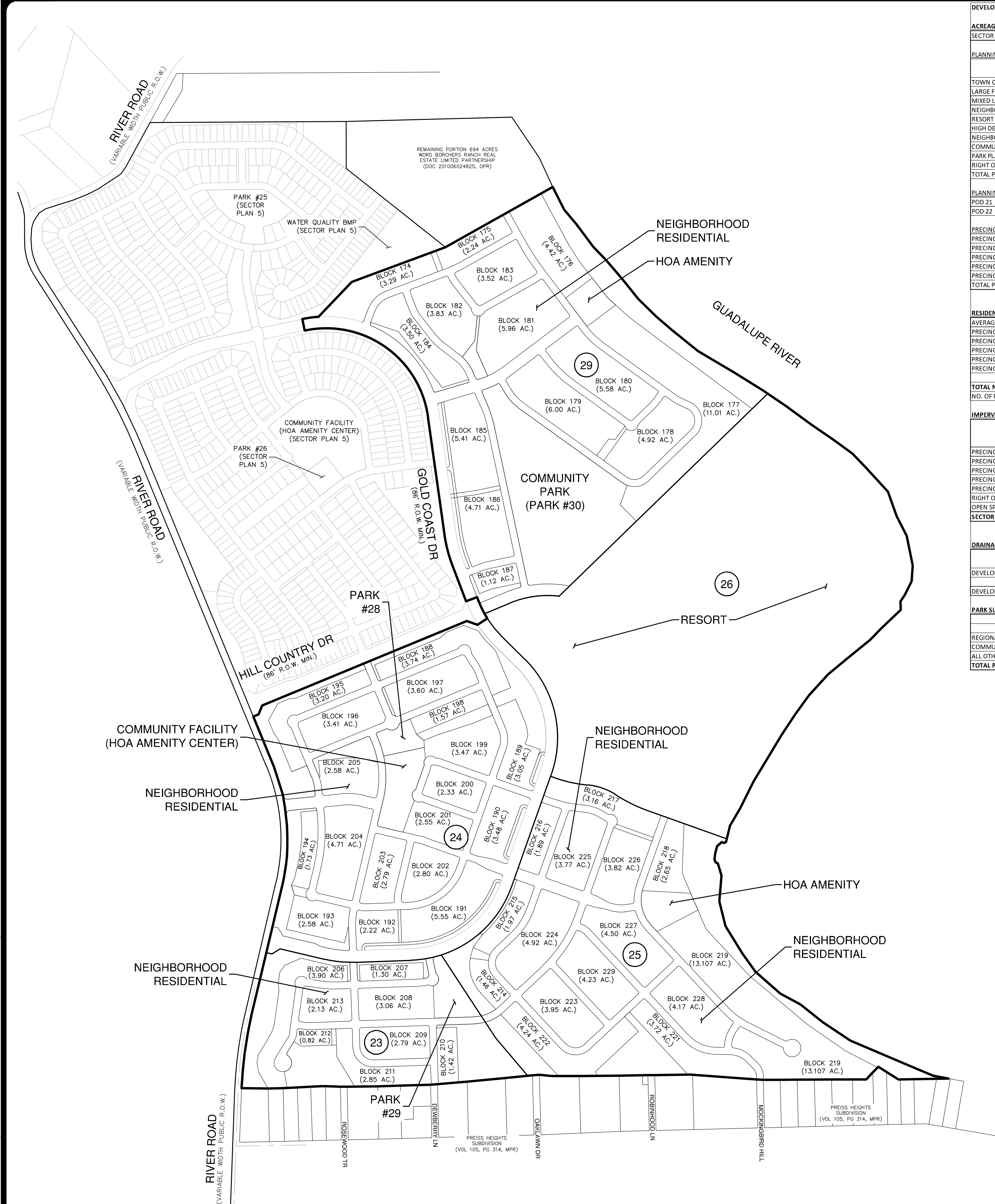
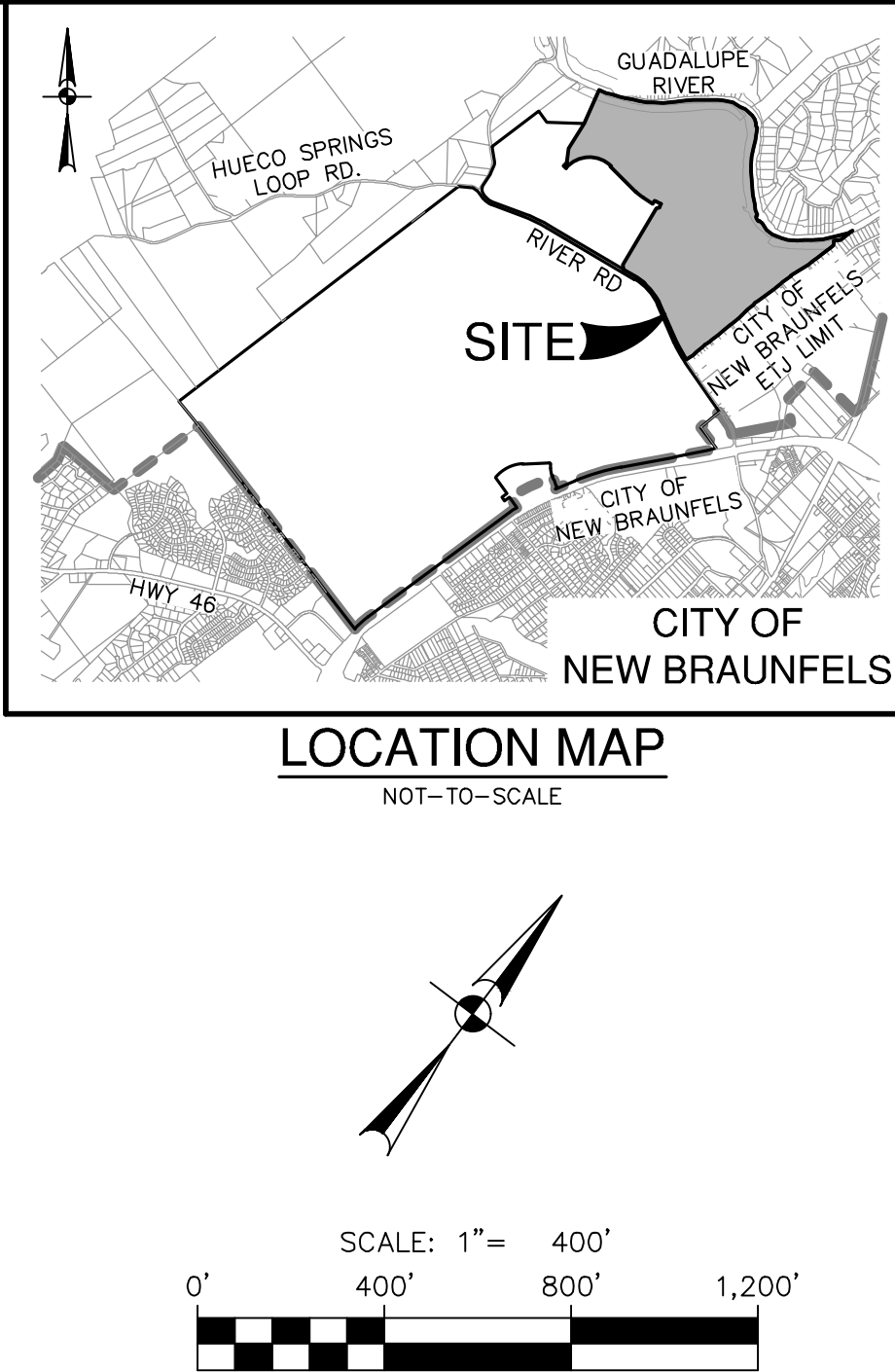


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DEVELOPMENT STATISTICS	
ACREAGE SUMMARY	PROPOSED SECTOR PLAN
SECTOR GROSS ACREAGE	465.54
PLANNING AREA GROSS ACREAGE	
	ACREAGE (AC)
TOWN CENTER PLANNING AREA	0
LARGE FORMAT RETAIL PLANNING SUB AREA	0
MIXED USE EMPLOYMENT PLANNING SUB AREA	0.00
NEIGHBORHOOD CENTER PLANNING AREA	0.00
RESORT PLANNING AREA	125.22
HIGH DENSITY RESIDENTIAL PLANNING AREA	0
NEIGHBORHOOD (MIXED DENSITY) RESIDENTIAL PLANNING AREA	255.54
COMMUNITY FACILITY	3.16
PARK PLANNING AREA	67.85
RIGHT OF WAY	13.77
TOTAL PLANNING AREA GROSS ACREAGE	465.54
PLANNING AREA POD GROSS ACREAGE	
POD 21	402
POD 22	64
PRECINCT GROSS ACREAGE	
PRECINCT 23	36.99
PRECINCT 24	95.4
PRECINCT 25	91.88
PRECINCT 26	125.22
PRECINCT 29	116.05
TOTAL PRECINCT ACREAGE	465.54
RESIDENTIAL DWELLING UNITS	
AVERAGE RESIDENTIAL DENSITY	
PRECINCT 23	2.5-5 DWELLINGS/AC
PRECINCT 24	2.5-5 DWELLINGS/AC
PRECINCT 25	2.5-5 DWELLINGS/AC
PRECINCT 26	1-20 DWELLINGS/AC
PRECINCT 29	2.5-5 DWELLINGS/AC
TOTAL NO. OF DWELLING UNITS	
NO. OF RESIDENTIAL LOTS	942-4137
IMPERVIOUS COVER	
	ACREAGE (AC)
PRECINCT 23	NEIGHBORHOOD (MIXED DENSITY) RESIDENTIAL
PRECINCT 24	NEIGHBORHOOD (MIXED DENSITY) RESIDENTIAL
PRECINCT 25	NEIGHBORHOOD (MIXED DENSITY) RESIDENTIAL
PRECINCT 26	RESORT
PRECINCT 29	NEIGHBORHOOD (MIXED DENSITY) RESIDENTIAL
RIGHT OF WAY	-
OPEN SPACE/DRAINAGE AREA	-
SECTOR TOTAL	465.54 304.57 65%
DRAINAGE AND WATER QUALITY	
	ACREAGE (AC)
DEVELOPED AREA WITHIN SECTOR PLAN PROVIDING ONE BMP	0.00
DEVELOPED AREA WITHIN SECTOR PLAN PROVIDING TWO BMPs	465.54
PARK SUMMARY	
	ACREAGE (AC)
REGIONAL PARK GROSS ACREAGE	0.00
COMMUNITY PARK GROSS ACREAGE	19.4
ALL OTHER PARKS (POCKET, NEIGHBORHOOD, ETC.)	48.45
TOTAL PARK ACREAGE	67.85



- NOTES:**
- 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.
  - 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.
  - 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.



DATE

NO.

REVISION

PLAT NO.

JOB NO.

DATE

DESIGNER

CHECKED

SHEET

VERAMENDI  
NEW BRAUNFELS, TEXAS

SECTOR PLAN 7  
COVER SHEET

30001-67  
OCTOBER 2023  
J  
DRAWN ML  
1 OF 8

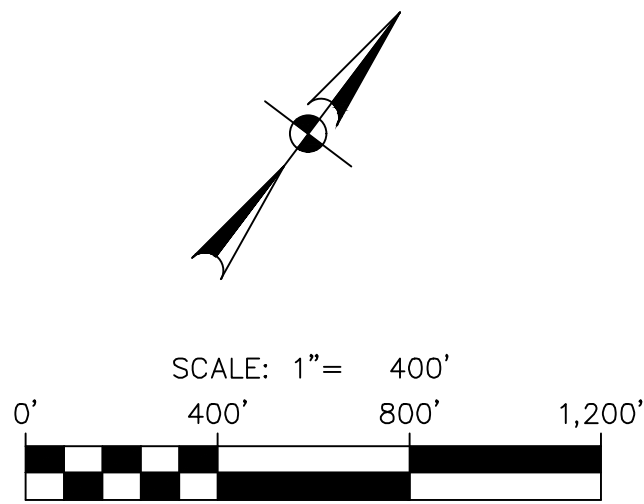
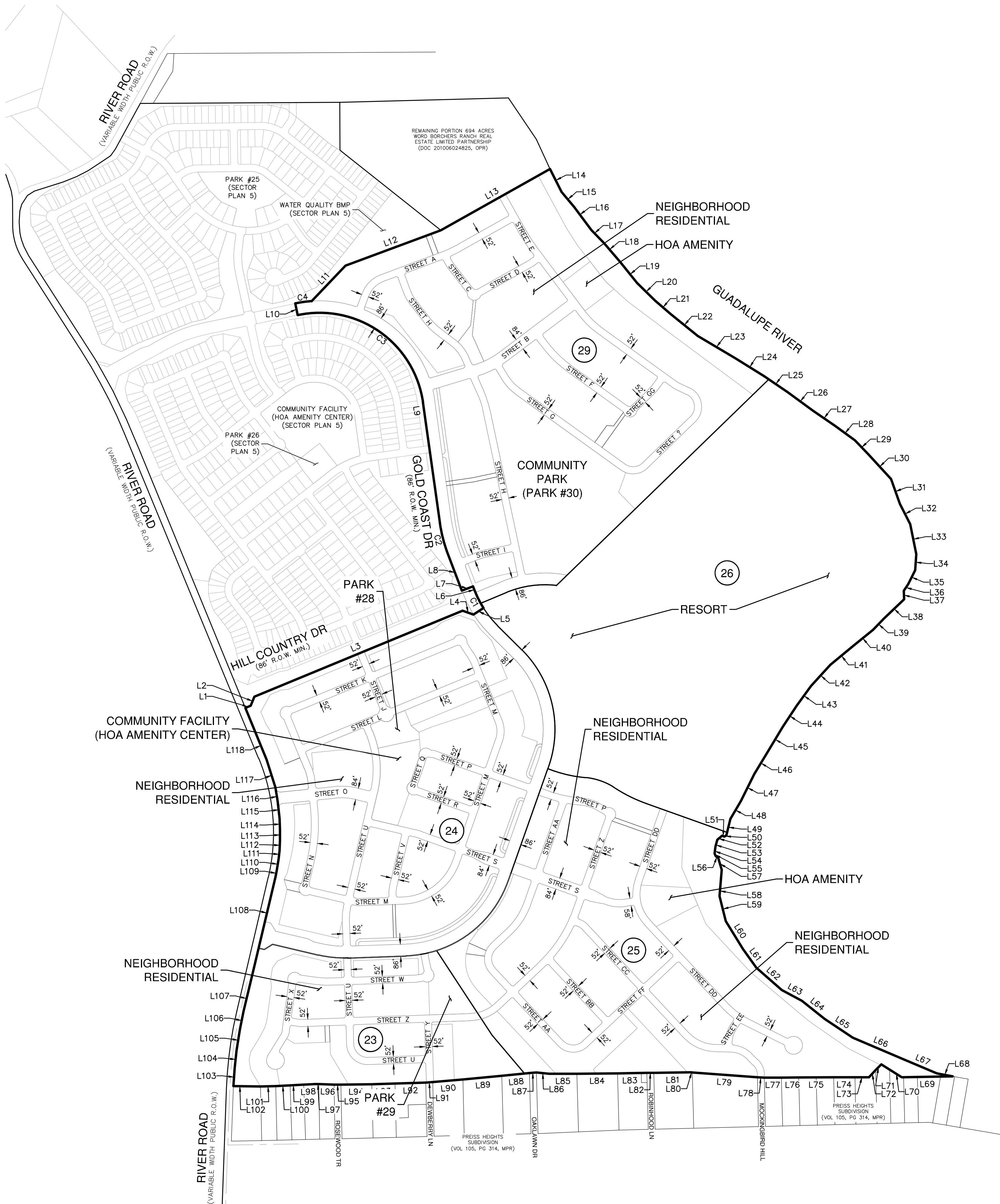
PAPE-DAWSON  
ENGINEERS

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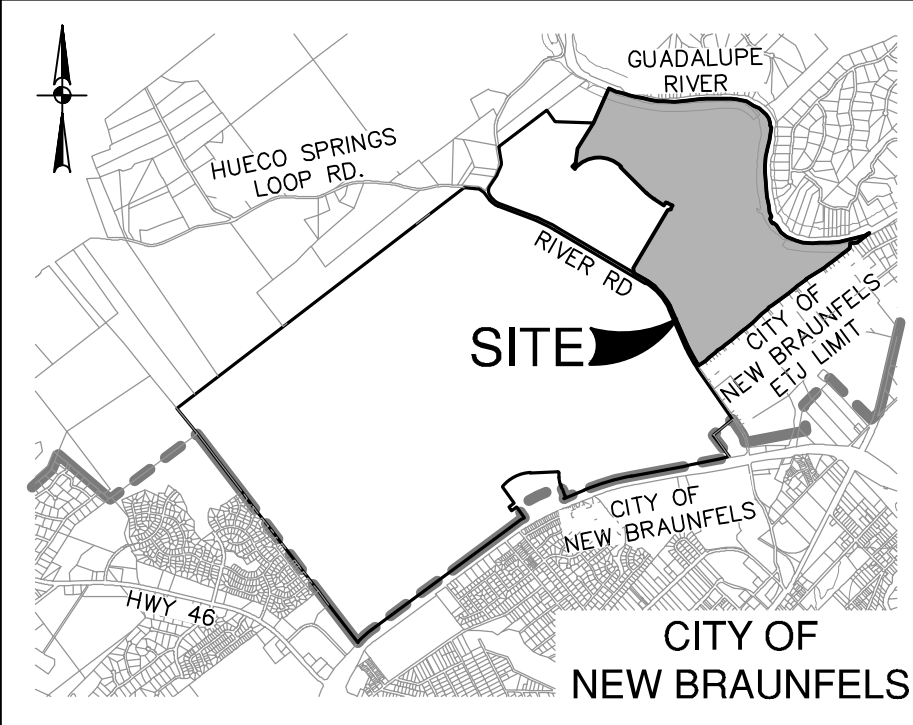


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CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	727.00'	11°21'11"	N63°40'35"W	143.82'	144.05'
C2	1043.00'	13°00'00"	N51°30'00"W	236.14'	236.65'
C3	757.00'	94°00'00"	S88°00'00"W	1107.27'	1241.94'
C4	843.00'	8°09'09"	N45°04'34"E	119.85'	119.95'

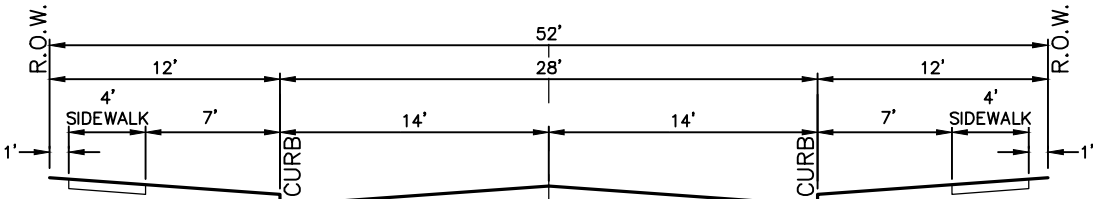


LOCATION MAP  
NOT-TO-SCALE

LEGEND

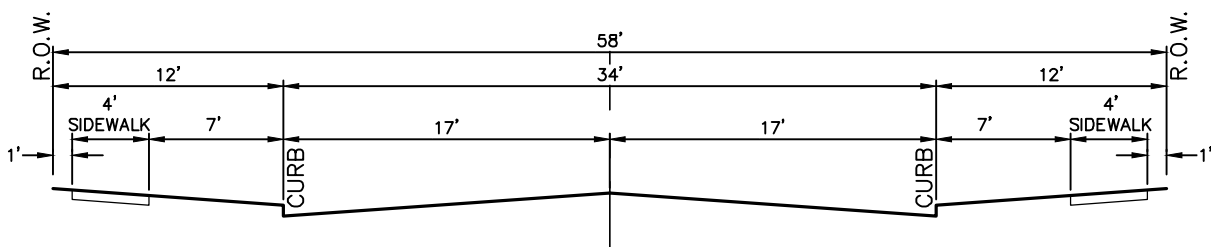
- SECTOR BOUNDARY
- PRECINCT NUMBER

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	N30°39'31"E	41.54'	L31	S56°28'29"E	190.64'	L61	S72°40'08"E	168.05'	L91	S49°02'23"W	50.16'
L2	N14°26'22"W	70.71'	L32	S64°05'34"E	164.31'	L62	S85°01'00"E	244.62'	L92	S51°10'10"W	223.50'
L3	N30°33'38"E	1631.62'	L33	S48°28'54"E	222.10'	L63	N81°23'12"E	166.53'	L93	S51°31'56"W	168.02'
L4	N72°32'26"E	83.16'	L34	S32°36'19"E	115.57'	L64	S88°31'43"E	209.12'	L94	S52°17'56"W	223.08'
L5	N20°38'49"E	86.00'	L35	S10°31'45"E	113.34'	L65	N86°38'36"E	245.59'	L95	S53°15'44"W	50.01'
L6	N58°00'00"W	31.22'	L36	S3°32'01"E	57.63'	L66	N76°03'31"E	400.32'	L96	S54°30'03"W	110.97'
L7	S32°00'00"W	86.00'	L37	S39°23'10"E	61.04'	L67	N75°51'59"E	260.83'	L97	S53°16'21"W	26.21'
L8	N58°00'00"W	280.85'	L38	S8°58'37"W	200.95'	L68	N63°30'57"E	116.44'	L98	S50°06'48"W	83.00'
L9	N45°00'00"W	877.84'	L39	S71°02'24"W	115.03'	L69	S51°55'13"W	368.53'	L99	S49°54'25"W	98.49'
L10	N49°00'00"W	86.00'	L40	S14°22'30"W	190.76'	L70	S84°55'13"W	175.30'	L100	S49°46'34"W	104.71'
L11	N6°46'01"E	355.27'	L41	S12°59'37"W	209.02'	L71	S71°6'39"W	57.89'	L101	S52°10'29"W	110.39'
L12	N32°36'36"E	735.87'	L42	S5°40'27"W	207.22'	L72	S61°19'02"W	70.21'	L102	S53°43'53"W	195.58'
L13	N23°39'02"E	906.63'	L43	S1°05'37"E	174.65'	L73	S52°41'06"W	102.19'	L103	N33°06'35"W	130.30'
L14	S63°48'07"E	186.39'	L44	S3°29'10"E	184.30'	L74	S52°56'00"W	154.41'	L104	N30°41'02"W	127.27'
L15	S77°00'11"E	142.02'	L45	S6°01'17"E	213.93'	L75	S52°40'07"W	252.91'	L105	N28°08'19"W	152.47'
L16	S73°49'01"E	208.78'	L46	S5°52'30"E	186.09'	L76	S52°37'28"W	125.08'	L106	N25°48'45"W	136.45'
L17	S80°44'27"E	130.02'	L47	S10°32'28"E	219.33'	L77	S52°47'49"W	124.00'	L107	N23°21'46"W	308.21'
L18	S77°32'26"E	184.55'	L48	S6°31'43"E	148.88'	L78	S55°50'05"W	50.05'	L108	N23°43'45"W	693.51'
L19	S76°09'16"E	191.97'	L49	S23°04'20"E	124.09'	L79	S57°17'34"W	472.97'	L109	N25°56'30"W	50.19'
L20	S82°18'19"E	182.68'	L50	S22°03'17"W	16.01'	L80	S56°06'25"W	9.40'	L110	N27°17'14"W	83.74'
L21	S86°16'35"E	150.75'	L51	S76°40'40"W	17.80'	L81	S52°23'40"W	269.64'	L111	N31°29'53"W	60.79'
L22	S88°11'31"E	250.39'	L52	S12°18'18"W	45.72'	L82	S52°00'52"W	50.09'	L112	N34°34'13"W	71.68'
L23	N83°47'16"E	316.24'	L53	S21°34'49"E	50.61'	L83	S52°05'56"W	211.51'	L113	N36°56'35"W	78.28'
L24	N84°47'18"E	244.51'	L54	S28°59'44"E	51.05'	L84	S52°25'03"W	295.46'	L114	N38°36'06"W	78.43'
L25	N87°03'14"E	207.21'	L55	S61°55'39"E	22.55'	L85	S52°49'07"W	199.82'	L115	N43°29'59"W	130.11'
L26	N89°20'21"E	227.17'	L56	N79°24'19"E	18.42'	L86	S59°02'04"W	93.81'	L116	N46°57'25"W	98.78'
L27	N87°27'09"E	195.28'	L57	S53°33'07"E	92.61'	L87	S48°12'13"W	50.46'	L117	N54°29'29"W	211.04'
L28	N89°02'08"E	177.68'	L58	S32°01'21"E	191.42'	L88	S47°18'19"W	200.86'	L118	N59°20'29"W	404.44'
L29	S80°45'28"E	139.59'	L59	S51°09'39"E	186.69'	L89	S47°31'06"W	283.23'			
L30	S79°37'39"E	243.66'	L60	S68°23'41"E	236.04'	L90	S48°06'44"W	219.25'			



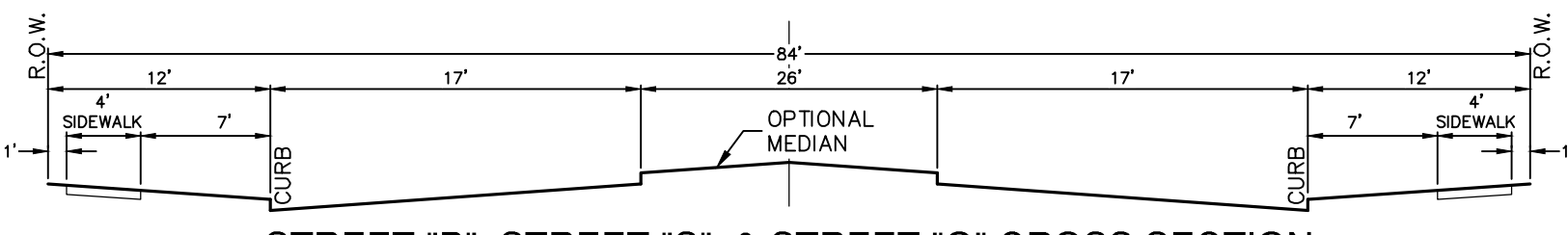
LOCAL STREET CROSS SECTION

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



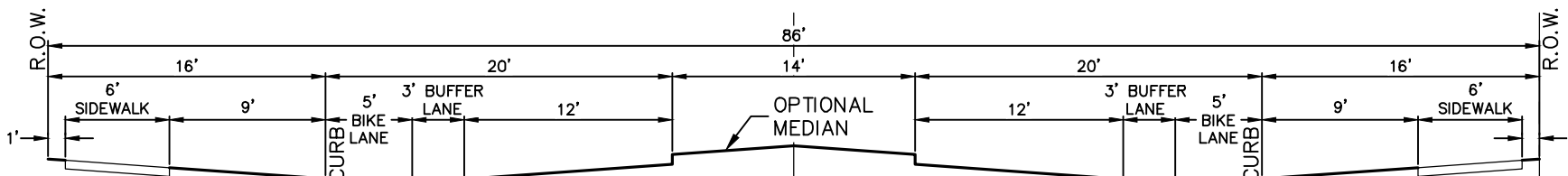
LOCAL STREET CROSS SECTION

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



STREET "B", STREET "S", & STREET "O" CROSS SECTION

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



GOLD COAST DR & HILL COUNTRY DR (PORTION WITHIN PRECINCT 29)

NOTE:  
MULTI-USE PATH/TRAIL MAY BE CONSTRUCTED WITHIN OR ALONGSIDE HILLCOUNTRY DR AND GOLD COAST DR RIGHTS-OF-WAY IN LIEU OF 6' SIDEWALK AND ON-STREET BIKE LANES (ONE SIDE ONLY)  
COLLECTOR WITH BIKE LANES  
NEIGHBORHOOD CENTER, RESORT, NEIGHBORHOOD (MIXED DENSITY)  
RESIDENTIAL AND PARK PLANNING AREAS  
NOT TO SCALE

DATE	
NO.	
REVISION	

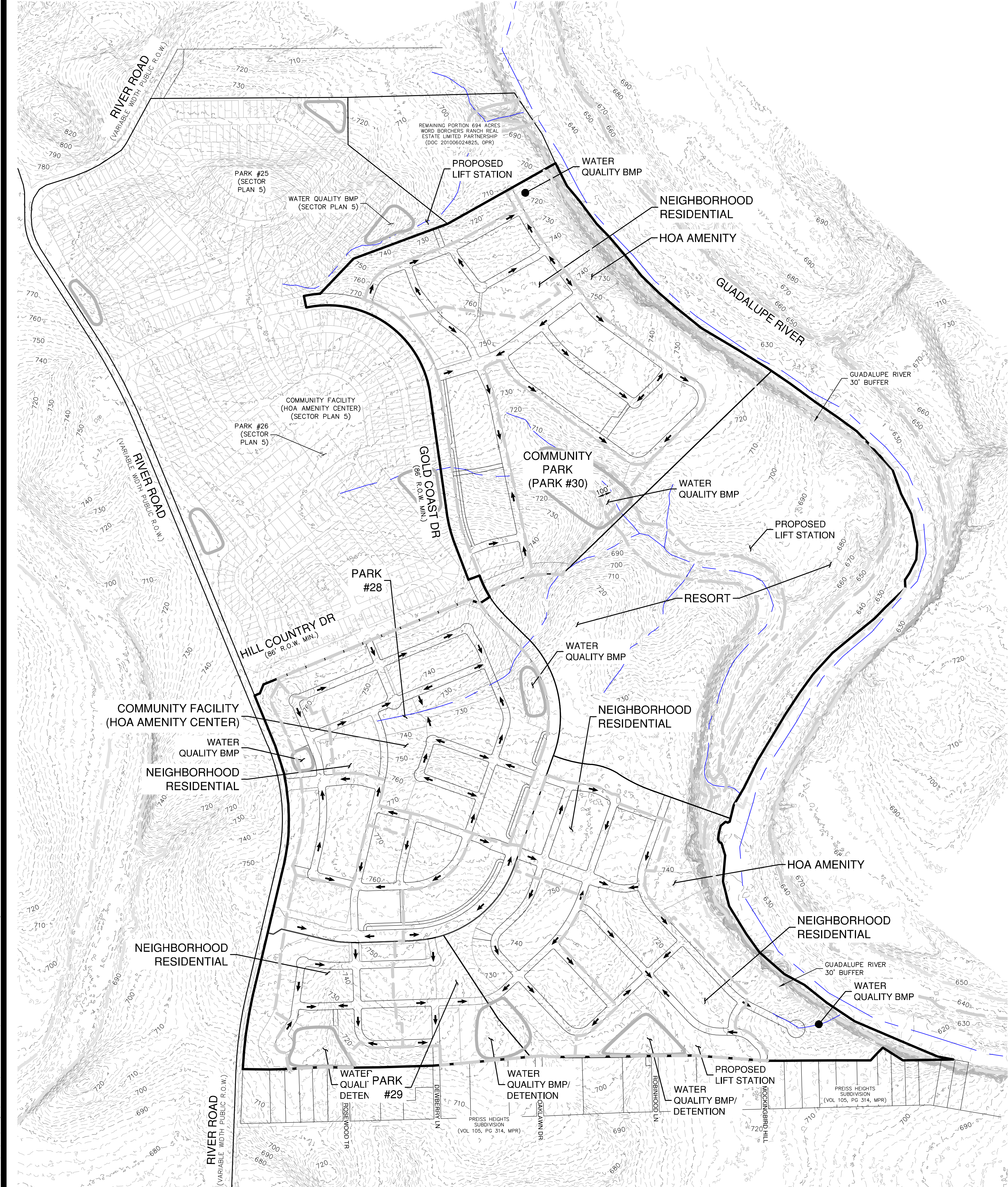
**PAPE-DAWSON ENGINEERS**  
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TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1008860

VERAMENDI  
NEW BRAUNFELS, TEXAS  
SECTOR PLAN 7  
LAND USE

PLAT NO.	
JOB NO.	30001-67
DATE	OCTOBER 2023
DESIGNER	JP
CHECKED	DRAWN ML
SHEET	2 OF 8



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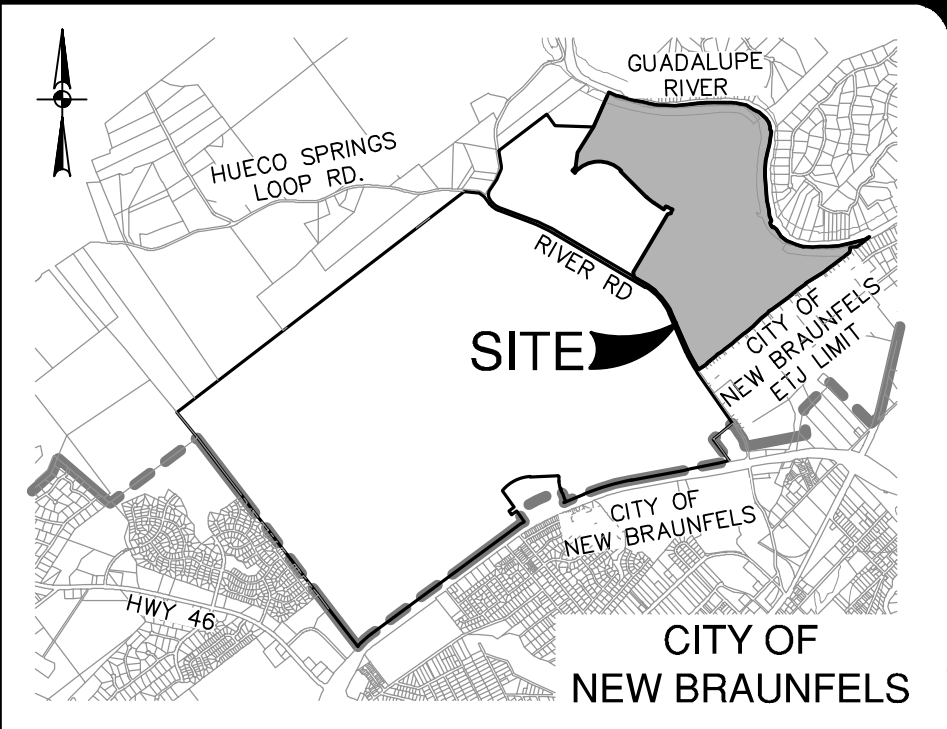


NOTES:

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 HABITAT IDENTIFIED ON THE FRAMEWORK PLAN (4-1) ARE LOCATED WITHIN THE BOUNDARIES OF THE SECTOR PLAN.
3. DETENTION WILL BE PROVIDED BY THE VERAMENDI REGIONAL STORMWATER FACILITY. DETENTION WILL BE PROVIDED FOR THE PORTION OF SECTOR PLAN 7 THAT DRAINS SOUTH TO THE EXISTING PREISS HEIGHTS SUBDIVISION. DETENTION WILL NOT BE PROVIDED FOR THE REMAINDER OF SECTOR 7 THAT DRAINS TOWARD THE GUADALUPE RIVER PER THE PREVIOUSLY SUBMITTED AND APPROVED SUPPLEMENTAL STORM WATER REPORT.
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

- SECTOR BOUNDARY
- WATERSHED BOUNDARIES
- IDENTIFIED STREAM
- STREAM BUFFER
- DRAINAGE FLOW ARROWS
- EXISTING CONTOURS
- 100 YR FLOODPLAIN
- 500 YR FLOODPLAIN



LOCATION MAP

NOT-TO-SCALE

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

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1672 INDEPENDENCE DR. STE 102 | NEW BRAUNFELS, TX 78132 | 830.632.2653  
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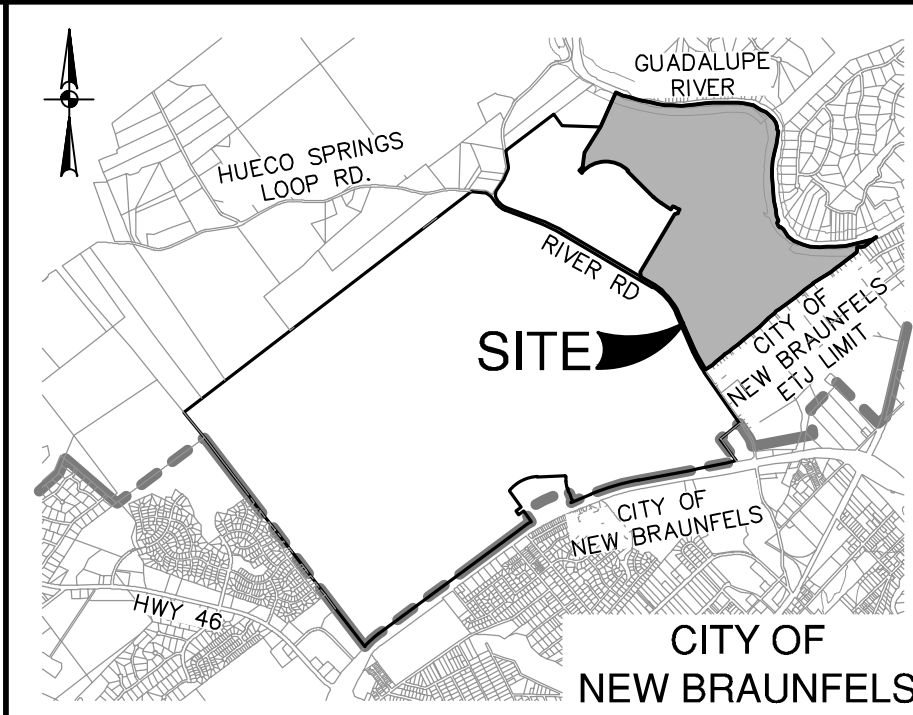
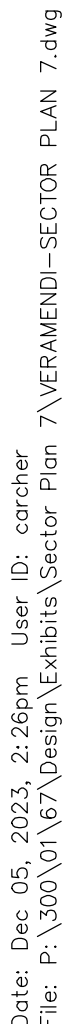
**VERAMENDI**  
**NEW BRAUNFELS, TEXAS**  
**SECTOR PLAN 7**  
**DRAINAGE**

PLAT NO. \_\_\_\_\_  
JOB NO. 30001-67  
DATE OCTOBER 2023  
DESIGNER JP  
CHECKED DRAWN ML  
SHEET 3 OF 8






















**LOCATION MAP**  
NOT-TO-SCALE

- NOTES:

1. AMENDMENTS TO THE PARK PROGRAMMING SCHEDULE, INCLUDING BUT NOT LIMITED TO THE PROVISION OF ADDITIONAL IMPROVEMENTS OR ADDITIONAL AMENITIES, SHALL BE ADMINISTRATIVELY APPROVED BY THE PARKS DIRECTOR.
2. FUTURE PLANS WILL COMPLY WITH LOCATION AND AMENITY STANDARDS FOR TRAILS AS SHOWN WITHIN THIS SECTION 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 AS SET OUT IN SECTION 13.5 OF THE 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 DDOD, THE DEVELOPER SHALL PROVIDE A WRITTEN AGREEMENT OF MUTUAL AGREED UPON BETWEEN THE DEVELOPER AND CITY STAFF.

### LEGEND

- |   |  |
|---|--|
|  | SECTOR BOUNDARY                                      |
|  | PRECINCT NUMBER                                      |
|  | STREAM BUFFER  |
|  | MAJOR ACCESSWAY                                      |
|  | PATH/TRAIL   |
|  | NEIGHBORHOOD PARK                                    |
|  | COMMUNITY PARK                                       |
|  | 1/4 MILE RADIUS FROM<br>NEIGHBORHOOD PARK            |
|  | LANDSCAPE AMENITY PARK                               |
|  | LOTS OUTSIDE OF 0.25 MI.<br>NEIGHBORHOOD PARK RADIUS |
|  | GUADALUPE RIVER BUFFER                               |
|  | 100 YR FLOODPLAIN                                    |
|  | 500 YR FLOODPLAIN                                    |

	# OF LOTS	%
LOTS WITHIN 0.25 MILE RADIUS	724	96%
LOTS OUTSIDE 0.25 MILE RADIUS	34	4%
TOTAL LOTS	758	100%

**PAPE-DAWSON  
ENGINEERS**

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

**SECTOR PLAN 7**  
**PARK AND**

PLAT NO. \_\_\_\_\_  
JOB NO. 30001-67  
DATE OCTOBER 2023  
DESIGNER JP  
CHECKED \_\_\_\_\_ DRAWN M  
5 OF 8  
SHEET











