

DEVELOPMENT STATISTICS	
ACREAGE SUMMARY	PROPOSED 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

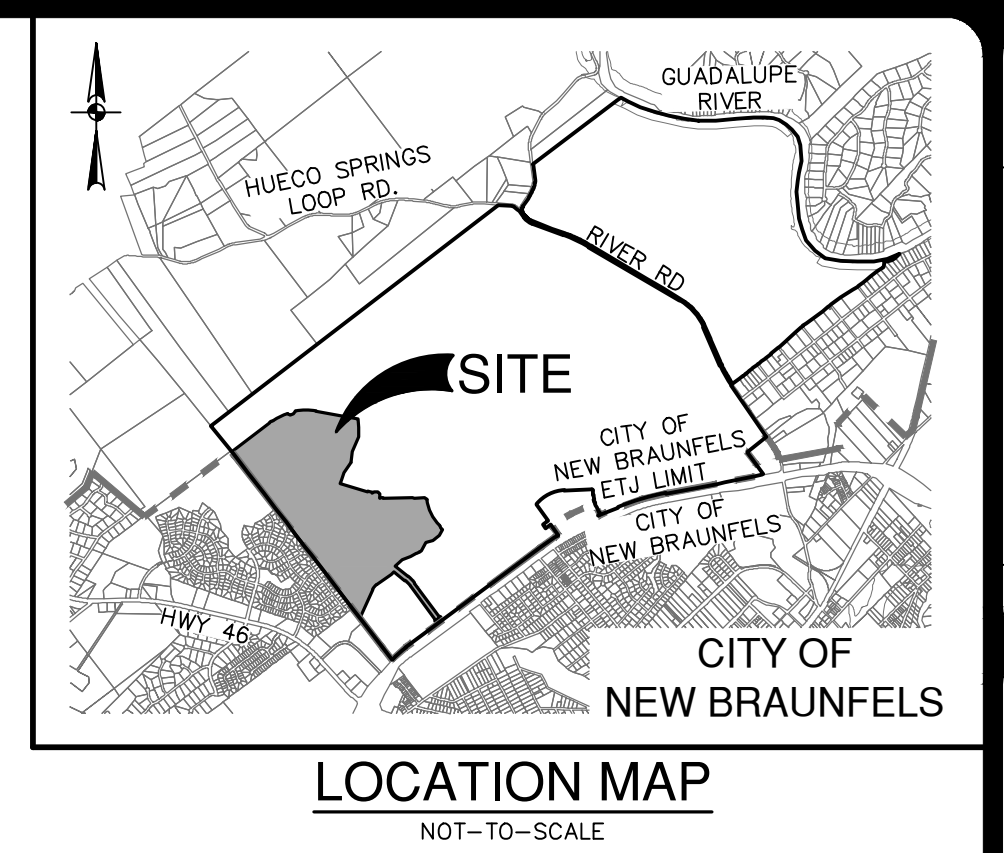
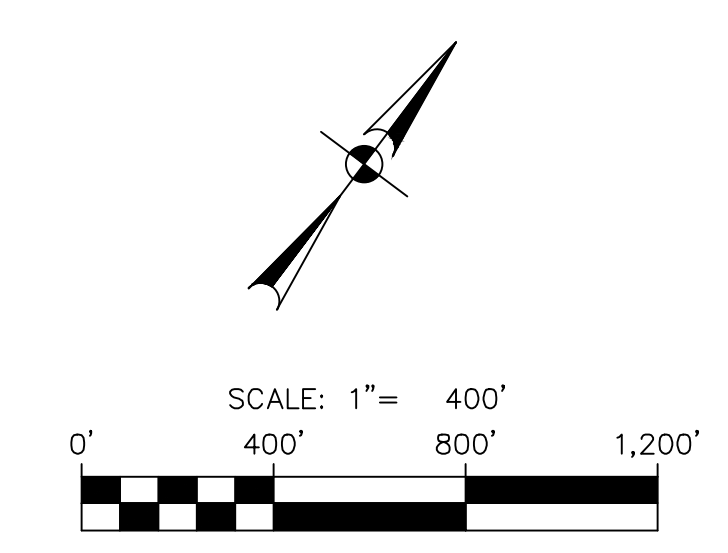
BLOCK	LAND USE	ACREAGE (AC)	MAXIMUM IMPERVIOUS COVER (AC)	MAXIMUM IMPERVIOUS COVER (%)
PRECINCT 12	HIGH DENSITY RESIDENTIAL	37.00	33.30	90%
PRECINCT 13	NEIGHBORHOOD RESIDENTIAL	98.06	58.84	60%
PRECINCT 15A	NEIGHBORHOOD CENTER	6.10	5.80	95%
	NEIGHBORHOOD RESIDENTIAL	38.00	22.80	60%
PRECINCT 15B	NEIGHBORHOOD 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%
<b>SECTOR TOTAL</b>		<b>273.37</b>	<b>164.44</b>	<b>65%</b>

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

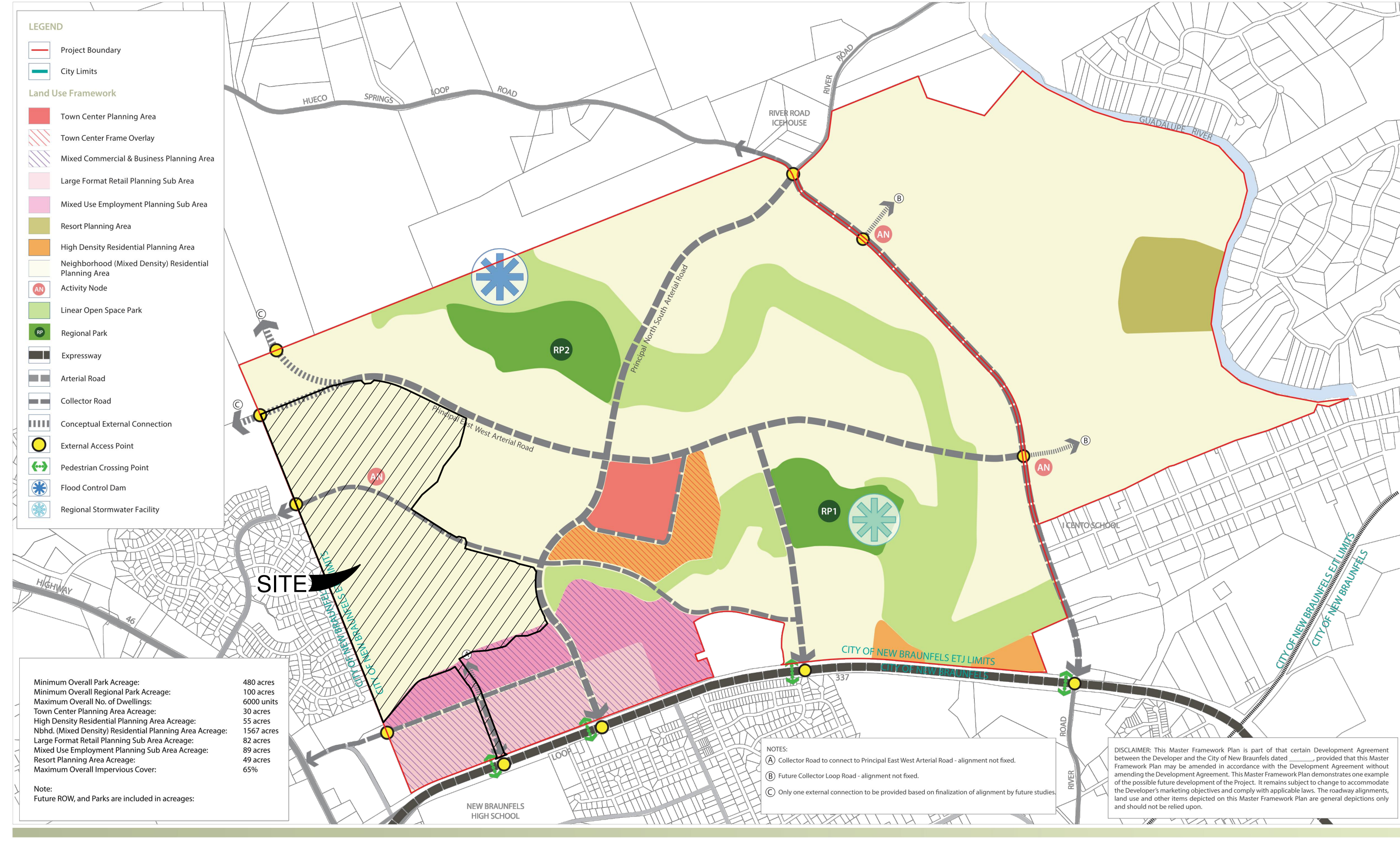
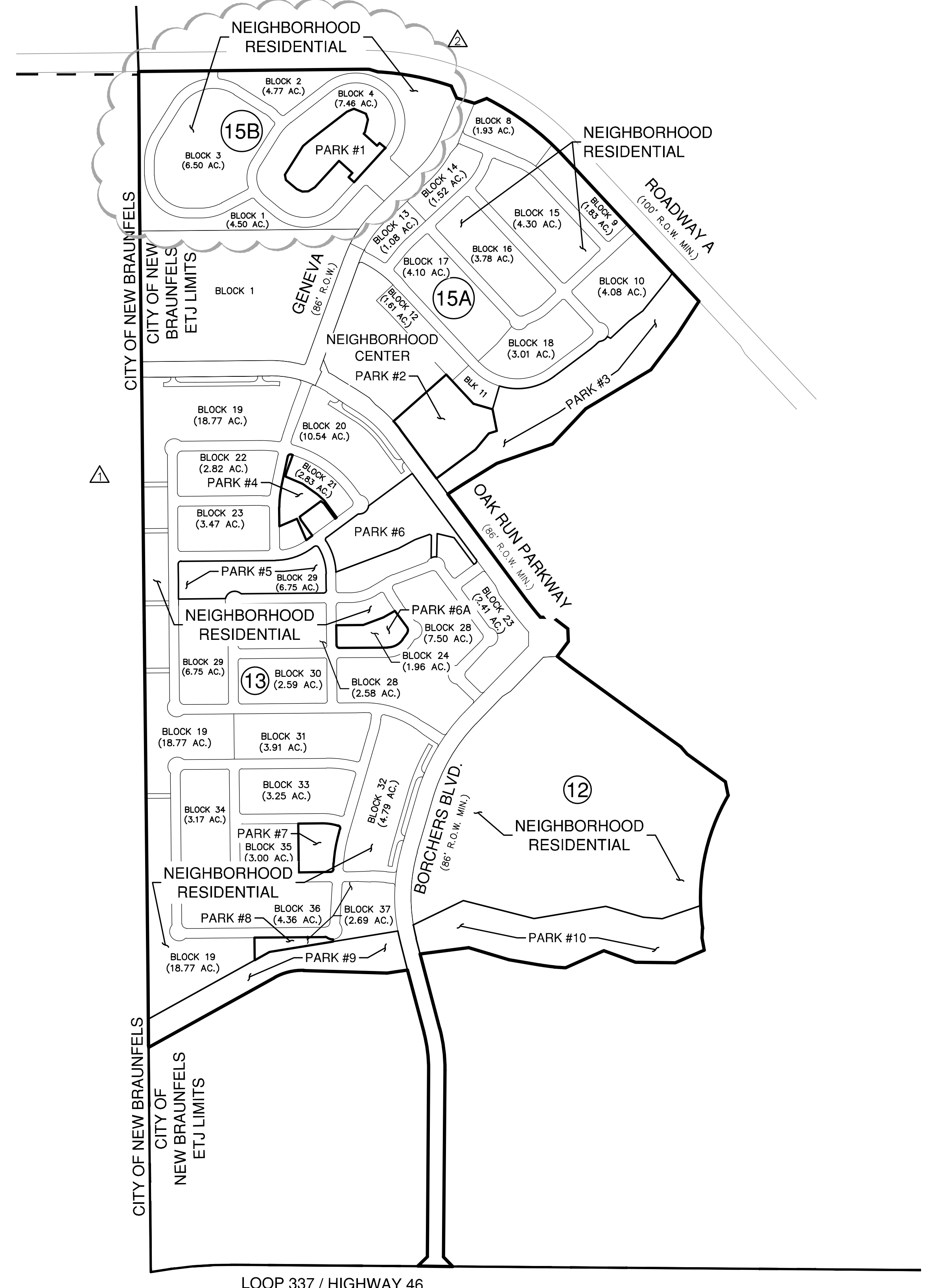
PARK SUMMARY	
	ACREAGE (AC)
REGIONAL PARK GROSS ACREAGE	0
COMMUNITY PARK GROSS ACREAGE	0
ALL OTHER PARKS (POCKET, NEIGHBORHOOD, ETC.)	38.07
<b>TOTAL PARK ACREAGE</b>	<b>38.07</b>

**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.
- 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.
- NO PROTECTED SPECIES HABITAT BOUNDARIES ARE LOCATED WITHIN THE LIMITS OF THE SECTOR PLAN.
- AN ESPLANADE ROAD WILL BE REQUIRED ADJACENT TO PARKS 3, 9 AND 10 WITH FUTURE SECTOR PLANS.



NO.	REVISION	DATE
1	REVISE PARK AND STREET LAYOUT TO SAVE TREES	09/04/18
2	REVISE 15B LAYOUT	11/15/18



**LEGEND**

- Project Boundary
- City Limits
- Land Use Framework
  - Town Center Planning Area
  - Town Center Frame Overlay
  - Mixed Commercial & Business Planning Area
  - Large Format Retail Planning Sub Area
  - Mixed Use Employment Planning Sub Area
  - Resort Planning Area
  - High Density Residential Planning Area
  - Neighborhood (Mixed Density) Residential Planning Area
- Activity Node
- Linear Open Space Park
- Regional Park
- Expressway
- Arterial Road
- Collector Road
- Conceptual External Connection
- External Access Point
- Pedestrian Crossing Point
- Flood Control Dam
- Regional Stormwater Facility

**Minimum Overall Park Acreage:** 480 acres  
**Minimum Overall Regional Park Acreage:** 100 acres  
**Maximum Overall No. of Dwellings:** 6000 units  
**Town Center Planning Area Acreage:** 30 acres  
**High Density Residential Planning Area Acreage:** 55 acres  
**Nbhd. (Mixed Density) Residential Planning Area Acreage:** 1567 acres  
**Large Format Retail Planning Sub Area Acreage:** 82 acres  
**Mixed Use Employment Planning Sub Area Acreage:** 89 acres  
**Resort Planning Area Acreage:** 49 acres  
**Maximum Overall Impervious Cover:** 65%

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

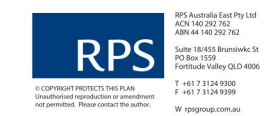
- NOTES:**
- Collector Road to connect to Principal East West Arterial Road - alignment not fixed.
  - Future Collector Loop Road - alignment not fixed.
  - Only one external connection to be provided based on finalization of alignment by future studies.

**DISCLAIMER:** This Master Framework Plan is part of certain Development Agreement between the Developer and the City of New Braunfels dated \_\_\_\_\_ 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 use and other items depicted on this Master Framework Plan are general depictions only and should not be relied upon.

**ATTACHMENT 3**

Exhibit H - Plan 1 of 5  
Master Framework Plan

July 2015 | Project No 21983\_85j



**PAPE-DAWSON ENGINEERS**  
 SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
 2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
 TYPE FIRM REGISTRATION #270 | TYPE FIRM REGISTRATION #1008880

**VERAMENDI**  
 NEW BRAUNFELS, TEXAS  
 SECTOR PLAN 1A  
 COVER SHEET

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

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