

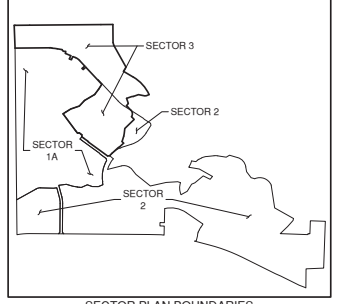
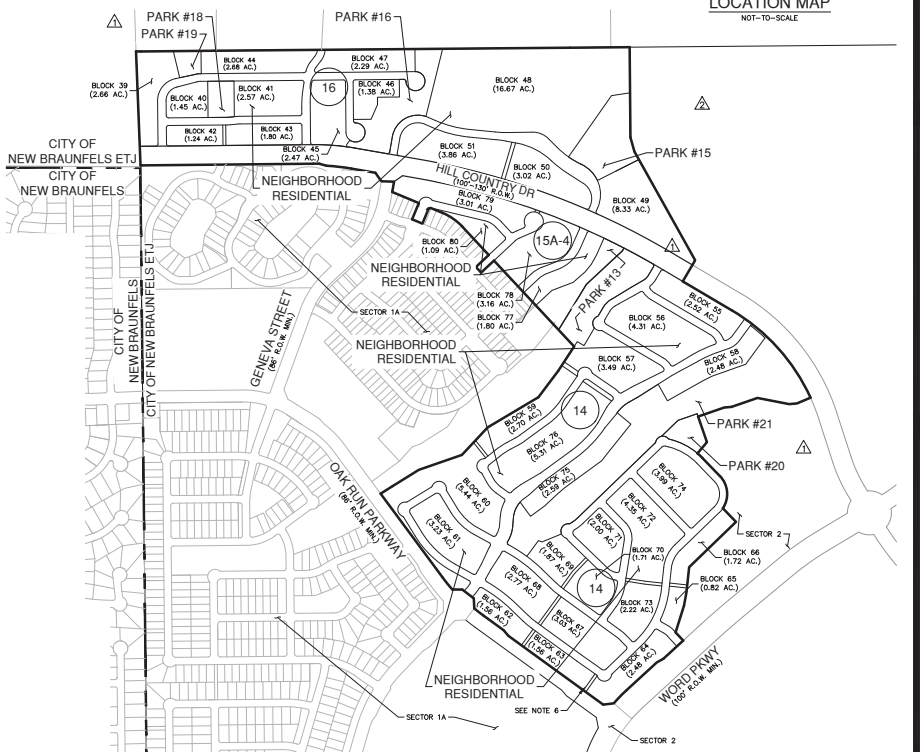
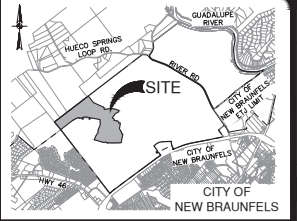
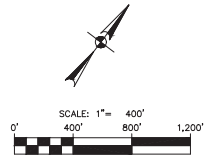
DEVELOPMENT STATISTICS		PROPOSED SECTOR PLAN	
ACREAGE SUMMARY		ACREAGE	
SECTOR GROSS ACREAGE		188.28	
PLANNING AREA GROSS ACREAGE		ACREAGE (AC)	
TOWN CENTER PLANNING AREA	0		
LARGE FORMAT RETAIL PLANNING SUB AREA	0		
MIXED USE EMPLOYMENT PLANNING SUB AREA	0		
NEIGHBORHOOD CENTER PLANNING AREA	0		
RESORT PLANNING AREA	0		
HIGH DENSITY RESIDENTIAL PLANNING AREA	0		
NEIGHBORHOOD (MIXED DENSITY) RESIDENTIAL PLANNING AREA	178.43		
COMMUNITY FACILITY	0		
PARK PLANNING AREA	0		
RIGHT OF WAY	11.88		
TOTAL PLANNING AREA GROSS ACREAGE	188.28		
PLANNING AREA POD GROSS ACREAGE		ACREAGE (AC)	
POD 8	71		
POD 9	15		
POD 10	94		
PRECINCT GROSS ACREAGE		ACREAGE (AC)	
PRECINCT 14	98.69		
PRECINCT 15A-4	13.74		
PRECINCT 16	63.97		
TOTAL PRECINCT ACREAGE	176.4		
RESIDENTIAL DWELLING UNITS		ACREAGE (AC)	
AVERAGE RESIDENTIAL DENSITY		2.5-5 DWELLINGS/AC	
PRECINCT 14	2.5-5 DWELLINGS/AC		
PRECINCT 15A-4	2.5-5 DWELLINGS/AC		
PRECINCT 16	2.5-5 DWELLINGS/AC		
TOTAL NO. OF DWELLING UNITS		440-878	
NO. OF RESIDENTIAL LOTS		440-878	
IMPERVIOUS COVER		ACREAGE (AC)	
BLOCK	LAND USE	ACREAGE (AC)	MAXIMUM IMPERVIOUS COVER (%)
PRECINCT 14	NEIGHBORHOOD (MIXED DENSITY) RESIDENTIAL	82.28	49.37
PRECINCT 15A-4	NEIGHBORHOOD (MIXED DENSITY) RESIDENTIAL	11.71	7.03
PRECINCT 16	NEIGHBORHOOD (MIXED DENSITY) RESIDENTIAL	55.43	33.38
RIGHT OF WAY		11.88	10.69
OPEN SPACE/DRAINAGE AREA		26.98	1.35
SECTOR TOTAL		188.28	101.69
DRAINAGE AND WATER QUALITY		ACREAGE (AC)	
DEVELOPED AREA WITHIN SECTOR PLAN PROVIDING ONE BMP		63.5	
TOTAL DEVELOPED AREA WITHIN VERAMENDI PROVIDING ONE BMP		200.5	
DEVELOPED AREA WITHIN SECTOR PLAN PROVIDING TWO BMP		124.77	
TOTAL DEVELOPED AREA WITHIN VERAMENDI PROVIDING TWO BMP		473.52	
PARK SUMMARY		ACREAGE (AC)	
REGIONAL PARK GROSS ACREAGE		28.28	
COMMUNITY PARK GROSS ACREAGE		28.28	
ALL OTHER PARKS (POCKET, NEIGHBORHOOD, ETC.)		28.28	
TOTAL PARK ACREAGE		28.28	



Exhibit H - Plan 1 of 5
Master Framework Plan
December 2023
VERAMENDI
VERAMENDI ENGINEERS

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. 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 STAKING WHO WILL BE RESPONSIBLE FOR MAINTAINING THE EASEMENT SHALL BE DETERMINED BY THE CITY ENGINEER IN THE SAME MANNER AS SIMILARLY SITUATED AREAS OF THE CITY.
3. 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.
4. NO PROTECTED SPECIES HABITAT BOUNDARIES ARE LOCATED WITHIN THE LIMITS OF THE SECTOR PLAN.
5. PATH/TRAIL TO BE PROVIDED BETWEEN BLOCKS 62 AND 63. LOCATION AND ALIGNMENT TO BE DETERMINED IN ACCORDANCE WITH DRAINAGE DESIGN AT TIME OF PLAT/PLAN SUBMITTAL.



NO.	REVISION	DATE
1	ISSUE FOR PERMIT	07/29/23
2	FOR CITY OF NEW BRAUNFELS	

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1022 HENDERSON DR. STE 102 • NEW BRAUNFELS, TX 78130
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WWW.PAPE-DAWSON.COM

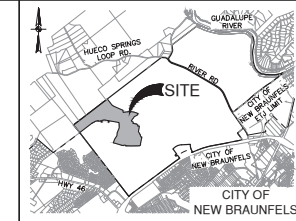
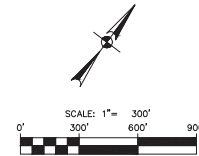
VERAMENDI
NEW BRAUNFELS, TEXAS
SECTOR PLAN 3
COVER SHEET

PLAT NO.	
JOB NO.	7620-87
DATE	JULY 2020
DESIGNER	JF
CHECKED	DRABN, ML
SHEET	1 OF 9

Date: Oct 24, 2024, 10:17am User: ID: conner
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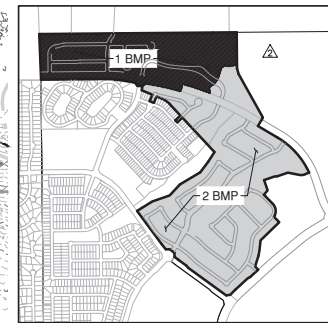
LOCATION MAP
NOT-TO-SCALE

LEGEND

- PROJECT BOUNDARY
- CITY ETJ LIMITS
- WATERSHED BOUNDARIES
- STREAM BUFFER
- IDENTIFIED STREAM
- FEMA 100 YEAR FLOODPLAIN
- 500 YEAR FLOODPLAIN
- DRAINAGE FLOW ARROWS
- DAM BREACH ZONE
- 800 --- EXISTING CONTOURS

NOTES:

1. ALL STORM DRAINAGE AND FLOOD EASEMENTS AND ALL 100-YEAR FLOOD EVENT ELEVATIONS SHALL BE SHOWN ON THE FINAL PLAN 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 DETERMINE 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.
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 BAY 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.



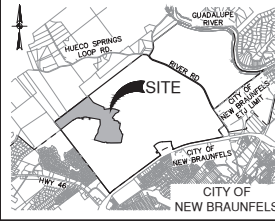
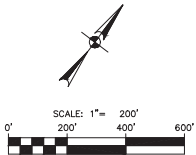
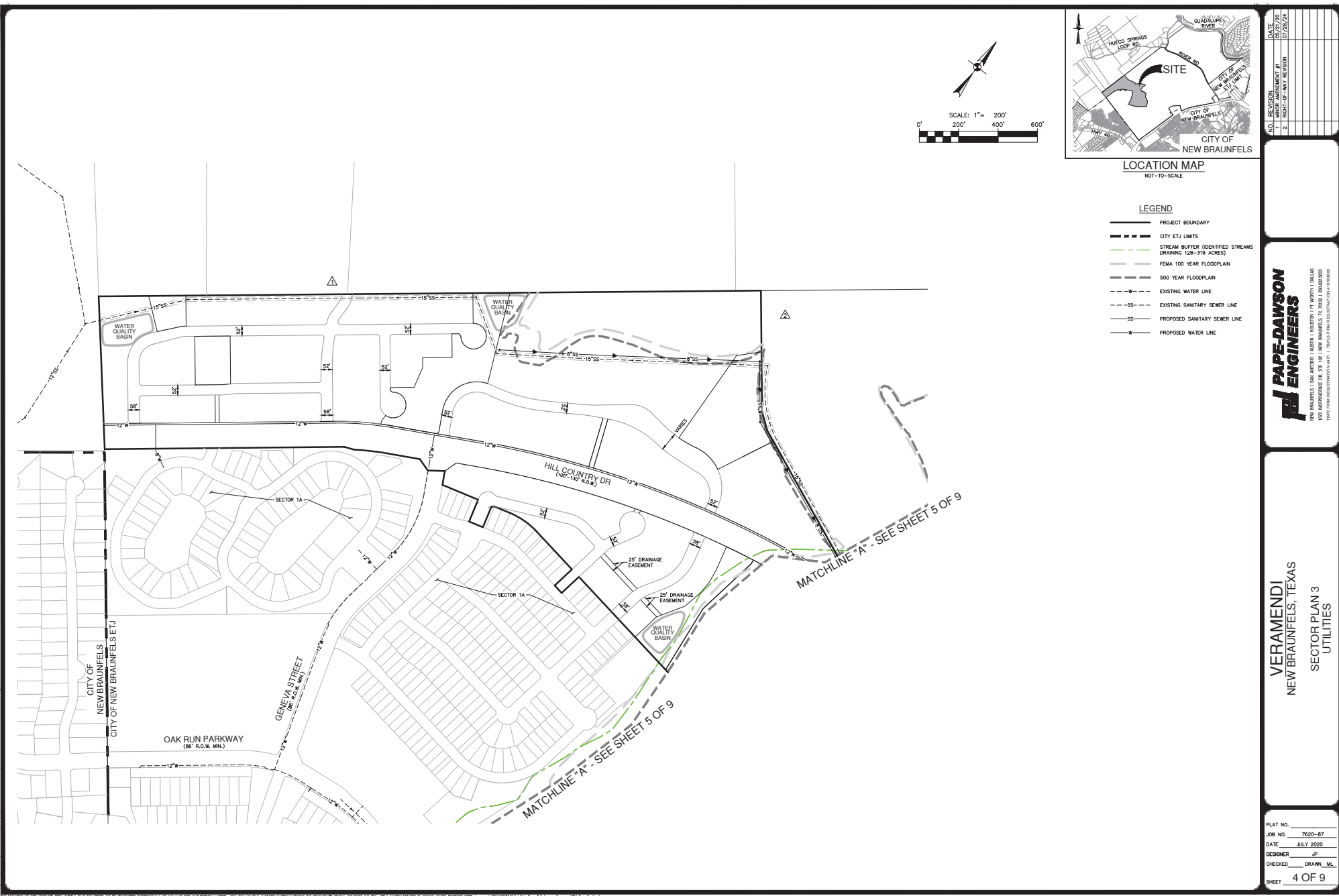
NO.	REVISION	DATE
1	ISSUE FOR PERMIT	05/27/20
2	REVISION	07/20/20
3	STREAM BUFFER REVISION	10/24/24

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 1072 HANDBOURNE DR. STE 102 • NEW BRAUNFELS, TX 78003
 PHONE: 781-663-0000 FAX: 781-663-0000

VERAMENDI
 NEW BRAUNFELS, TEXAS
 SECTOR PLAN 3
 DRAINAGE

PLAT NO.	
JOB NO.	7620-87
DATE	JULY 2020
DESIGNER	JP
CHECKED	DRANN, ML
SHEET	3 OF 9

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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
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2	ISSUE FOR PERMIT	07/29/20

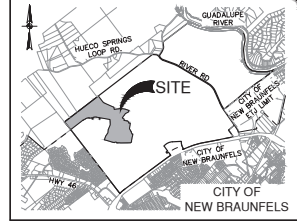
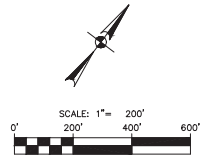
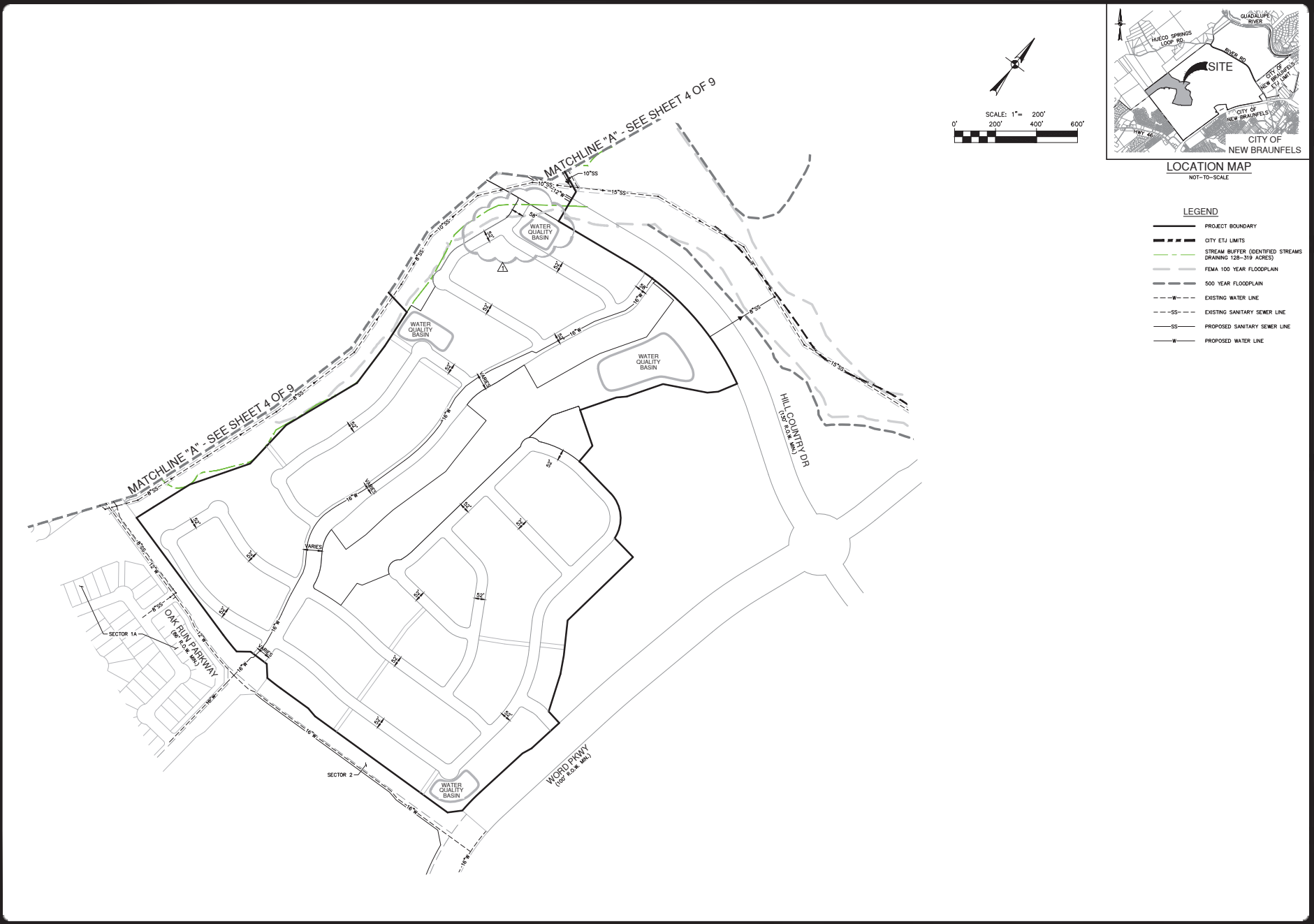
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 1012 INDEPENDENCE DR. STE 102 NEW BRAUNFELS, TX 78102 (830)223-0300
 PAPER ENGINEERS AND ARCHITECTS

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 NEW BRAUNFELS, TEXAS
 SECTOR PLAN 3
 UTILITIES

PLAT NO.	7620-87
JOB NO.	7620-87
DATE	JULY 2020
DESIGNER	JP
CHECKED	DRANN, M.
SHEET	4 OF 9

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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
 - W --- EXISTING WATER LINE
 - SS --- EXISTING SANITARY SEWER LINE
 - SS --- PROPOSED SANITARY SEWER LINE
 - W --- PROPOSED WATER LINE

NO.	REVISION	DATE
1	ISSUE	05/27/20

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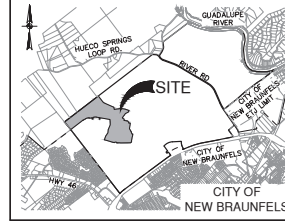
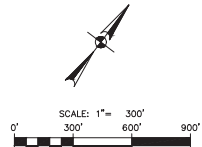
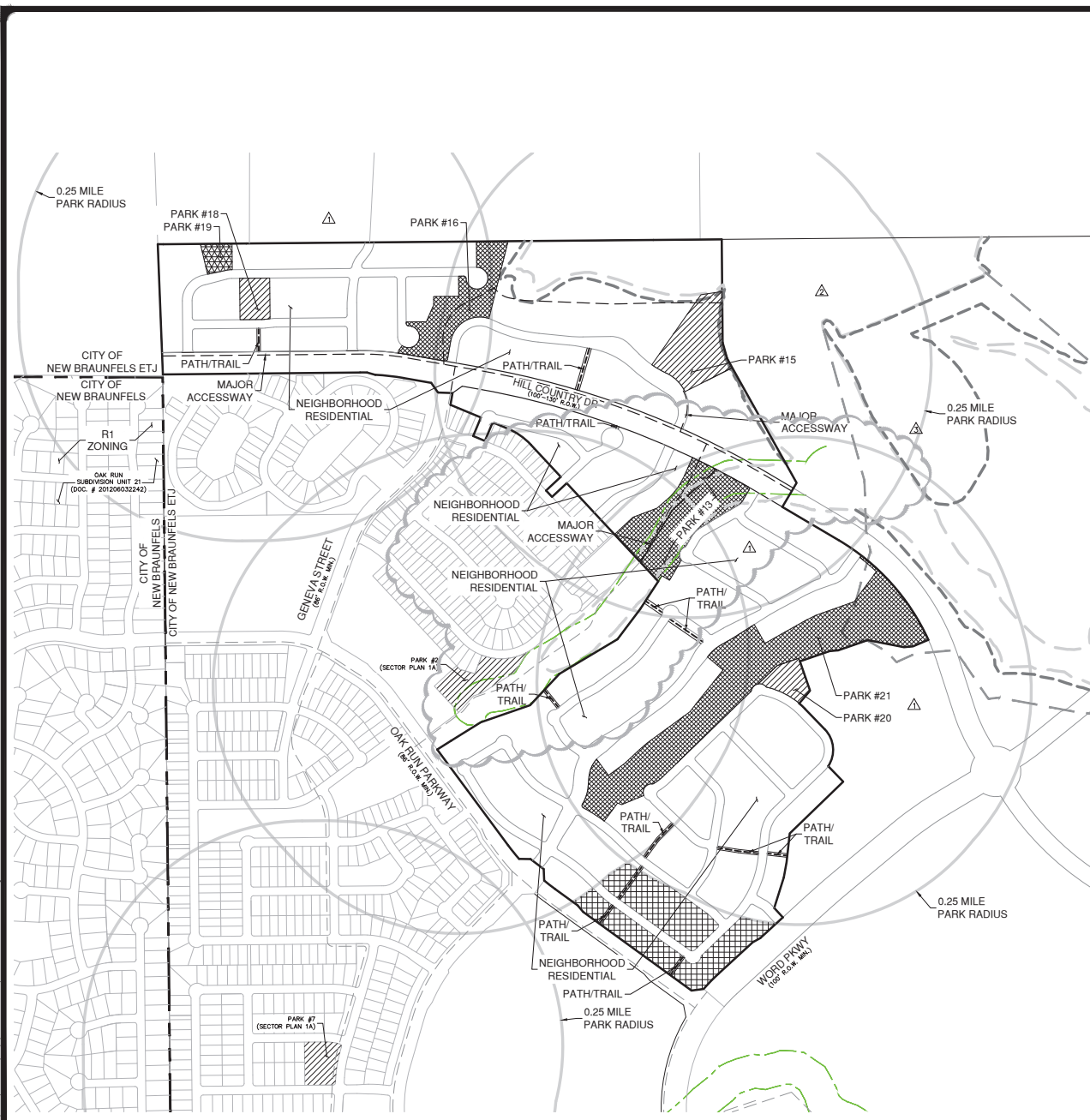
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 SECTOR PLAN 3
 UTILITIES

PLAT NO.	7620-87
DATE	JULY 2020
DESIGNER	JP
CHECKED	DRANN, M.
SHEET	5 OF 9

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LOCATION MAP
NOT-TO-SCALE

NOTES:

- LANDSCAPE AMENITY PARKS WILL BE IDENTIFIED ON THE PLAN.
- 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.
- FUTURE PLATS WILL COMPLY WITH LOCATION AND AMENITY STANDARDS FOR TRAILS AS SHOWN WITHIN THIS SECTOR PLAN.
- MAJOR ACCESSWAYS SHALL BE PROVIDED FOR WHERE REQUIRED BY THE MASTER FRAMEWORK PLANS.
- THE DEVELOPER SHALL ELECT A COMPLYING FORM OF MAJOR ACCESSWAY AS SET OUT IN SECTION 13.3.5 OF THE DEVELOPMENT & DESIGN CONTROL DOCUMENT (DDCD) AND CONSTRUCT SUCH FORM OF MAJOR ACCESSWAY AT THE TIME OF STREET CONSTRUCTION.
- 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 CITY STAFF.

LEGEND

- PROJECT BOUNDARY
- CITY ETJ LIMITS
- STREAM BUFFER
- FEMA 100 YEAR FLOODPLAIN
- 500 YEAR FLOODPLAIN
- 1/4 MILE RADIUS FROM NEIGHBORHOOD PARK
- PATH/TRAIL
- MAJOR ACCESSWAY
- MAJOR ACCESSWAY (PREVIOUS SECTORS)
- NEIGHBORHOOD PARK
- LANDSCAPE AMENITY PARK
- LINEAR OPEN SPACE PARK
- LOTS OUTSIDE OF 0.25 MILE NEIGHBORHOOD PARK RADIUS
- POCKET PARK
- PRECINCT NUMBER

	# OF LOTS	%
LOTS WITHIN 0.25 MILE RADIUS	530	92%
LOTS OUTSIDE 0.25 MILE RADIUS	43	8%
TOTAL LOTS	573	100%

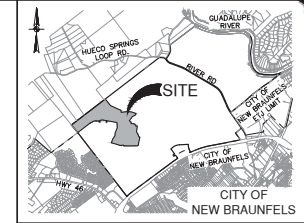
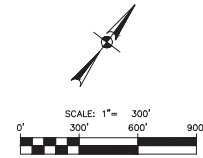
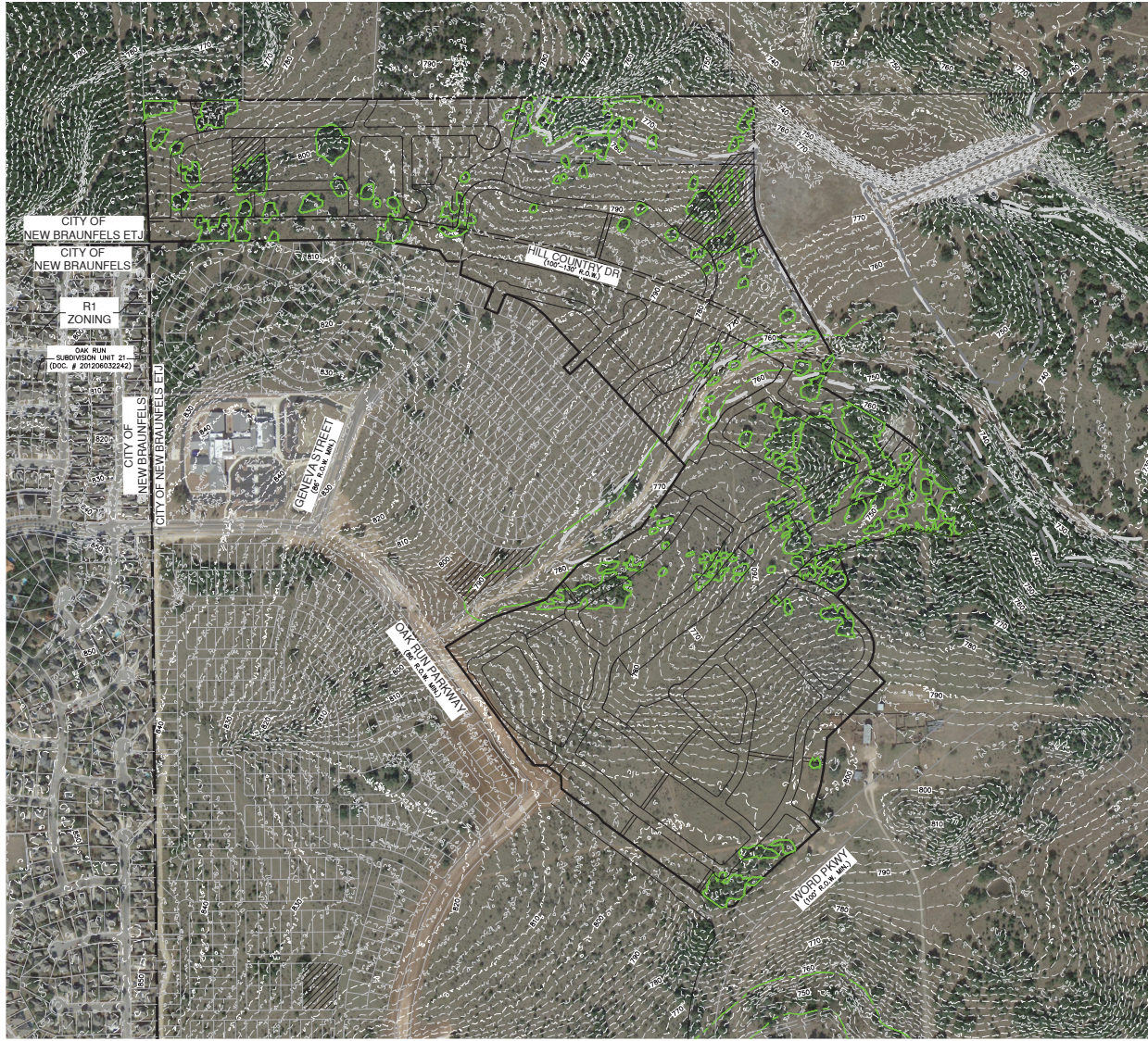
NO.	REVISION	DATE
1	ISSUE AMENDMENT # 1	05/27/20
2	ISSUE AMENDMENT # 2	07/27/20
3	STREAM BUFFER REVISION	10/24/24

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 NEW BRAUNFELS 1 SAH ANTONIO FACILITY | HOUSTON 1 FT WORTH DALLAS
 1072 HANDBURGH DR. STE 202 NEW BRAUNFELS, TX 78130
 TEL: 361-555-5555 FAX: 361-555-5556 WWW.PAPE-DAWSON.COM

VERAMENDI
 NEW BRAUNFELS, TEXAS
 SECTOR PLAN 3
 PARKLAND

PLAT NO. 7620-87
 DATE JULY 2020
 DESIGNER JF
 CHECKED DRAWN ML
 SHEET 6 OF 9

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LOCATION MAP
NOT-TO-SCALE

LEGEND

- PROJECT BOUNDARY
- CITY ETJ LIMITS
- EXISTING TREE CANOPY
- NEIGHBORHOOD PARK
- POCKET PARK



NEW BRAUNFELS 1 SAH ANTONIO FACILITY | HOUSTON | FT WORTH DALLAS
1072 HENDERSON DR. STE 102 FT NEW BRAUNFELS, TX 78102
PAPER PRODUCTIONS AND P. THREE TREE PRODUCTION PROGRAM

VERAMENDI
NEW BRAUNFELS, TEXAS
SECTOR PLAN 3
TREE CANOPY

PLAT NO. _____
JOB NO. 7620-87
DATE JULY 2020
DESIGNER JP
CHECKED DRAMM, M.L.
SHEET 7 OF 9

NO. REVISION	DATE
1	07/28/24
BY: [Signature]	
CHECKED: [Signature]	
DATE: [Signature]	

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1072 HUNDRIDGE DR. STE 102 | NEW BRAUNFELS, TX 78003 | (832)832-0000
PAPER PRODUCTIONS/REVIEWS | 1. BLOCK FROM PRODUCTION/REVIEWS

VERAMENDI
NEW BRAUNFELS, TEXAS
SECTOR PLAN 3
FRAMEWORK

PLAT NO.	
JOB NO.	7620-87
DATE	JULY 2020
DESIGNER	JP
CHECKED	DRANN, M.
SHEET	8 OF 9

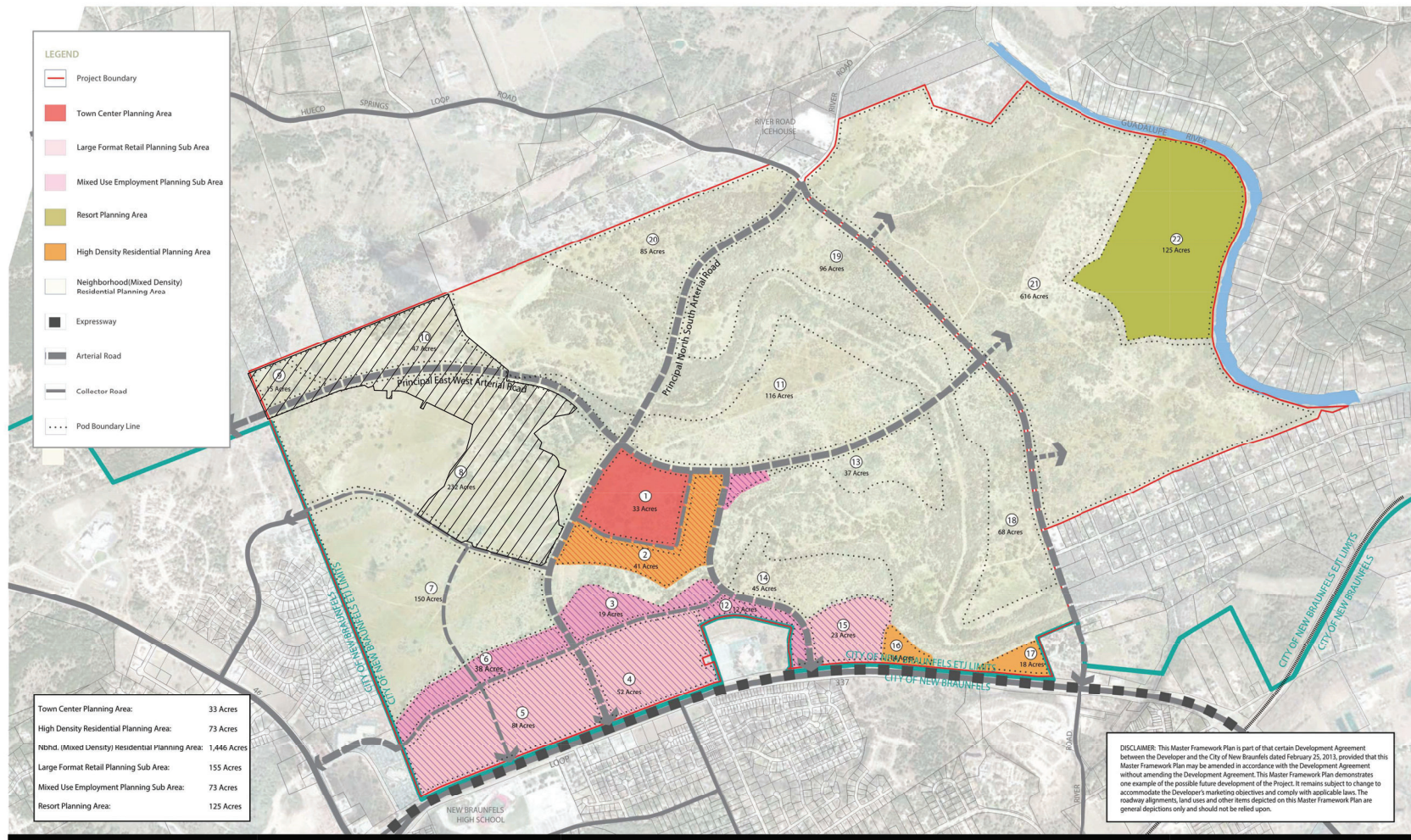


Exhibit H - Plan 3 of 5
Master Framework Plan - Planning Pod Areas

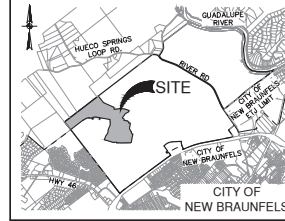
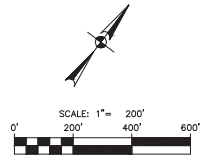
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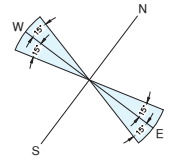


LOCATION MAP
NOT-TO-SCALE

LEGEND

- PROJECT BOUNDARY
- CITY ETJ LIMITS
- 16 PRECINCT NUMBER
- COMPLIANT AXIS
- NON-COMPLIANT AXIS
- COMPLIANT BLOCK

COMPLIANT BLOCKS	14
NON-COMPLIANT BLOCKS	25
COMPLIANT BLOCKS	385



NO. REVISION	DATE
1. IMPROVEMENT #	05/27/20
2. EAST-COAST REGION	07/29/24

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 NEW BRAUNFELS 1. SAN ANTONIO 1. AUSTIN 1. HOUSTON 1. FORT WORTH 1. DALLAS
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VERAMENDI
 NEW BRAUNFELS, TEXAS
 SECTOR PLAN 3
 ORIENTATION

PLAT NO.	7620-87
JOB NO.	JULY 2020
DATE	
DESIGNER	
CHECKED	DRAWN ML
SHEET	9 OF 9

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