Exhibit F

to Development Agreement

Listed Minimum Development Standards
Exhibit F
Internal Traffic Improvements

The Minimum Development Standards listed below qualify as the Minimum Development Standards as defined in Section 2.74 and contemplated in Section 3.2.2, 3.2.4 and 3.2.6 of the Development Agreement dated February 25, 2013. Each standard is identified by section and subsection as presented in the Development & Design Control Document.

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| 20.3.2 Detailed Building Design          | 8.1 Entryways   | Each building greater than 60,000 sq. ft., shall have an architecturally prominent and clearly visible entrance that incorporates an civic space within a minimum area of 200 sq. ft., that includes:  
- benches and other seating components;  
- integral planters or wing walls that incorporate landscaped areas and/or places for sitting;  
- structural or vegetated shading; and  
- accessways between parking areas and building entrances.  
Note: “Prominent” will be determined using reasonable and customary design standards. |
| 21 Neighborhood (Mixed Density) Residential Planning Area | 4.1 Consistent Facade | All façades or sides of a building shall be designed with architectural style and building materials consistent with the front façade.  
Side and rear façades are required to meet Minimum Development Standards 1.1 & 1.2 of this Section unless such façades are not visible from streets, accessways, parks, civic spaces, or other residential buildings.  
Note: “Consistent” will be determined using reasonable and customary design standards. |
| 21.3.2 Detailed Building Design          | 8.1 Entryways   | Each building (single tenant or multi-tenant) greater than 60,000sq. ft., shall have an architecturally prominent entrance that includes an outdoor area with a minimum area of 200 sq. ft., that includes:  
- benches and other seating components;  
- integral planters or wing walls that incorporate landscaped areas and/or places for sitting;  
- structural or vegetated shading; and  
- accessways between parking areas and buildings.  
Any front entry shall be set back from the drive aisle (define) a minimum distance of 15 ft.  
Note: “Prominent” will be determined using reasonable and customary design standards. |
| 23 Single Family (Detached) Dwelling Use Code | 2.1 Entryways   | Building entrances, located on the front façade, shall be architecturally prominent.  
Note: “Prominent” will be determined using reasonable and customary design standards. |
| 24 Single Family Attached Dwelling Use Code | 2.1 Entryways   | Building entrances, located on the front façade, shall be architecturally prominent.  
Note: “Prominent” will be determined using reasonable and customary design standards. |
| Parking, Access and Servicing Code       | 4.2 Internal Circulation | Direct access to service entrances and loading areas shall be provided, while minimizing movement through parking areas.  
32.3.5 Parking Ratio                      | 1.1Minimum Parking Ratio | Where a land use is not identified in Table 31-1the Planning Director shall determine the applicable parking ratio. |
Exhibit G

to Development Agreement

Development Standards for Specialized Areas
Exhibit G
Development Standards for Specialized Areas

Town Center Planning Area

1. **Sector Design Code**
   In *Specialized Area Plan – Town Center Planning Area*, new Minimum Development Standards and Alternative Development Standard Guidance references, in substantially the same form and format as the existing Development Standards, addressing the following matters shall be inserted:

   - Building Footprint/Building Envelope
   - Main Street Orientation
   - Provision of Civic Spaces
   - Internal Pedestrian Connectivity

2. **Plat Design Code**
   In the Minimum Lot Area and Size table, new Minimum Development Standards, and if applicable, Alternate Development Standard Guidance references, in substantially the same form and format as the existing Development Standards, addressing the following matters shall be inserted:

   - Maximum Lot Size
   - Minimum Lot Size
   - Minimum Lot Width
   - Minimum Lot Depth
   - Minimum Street Frontage

3. **Town Center Area Planning Code**
   In *Site Planning*, new Minimum Development Standards and Alternative Development Standard Guidance references, in substantially the same form and format as the existing Development Standards, addressing the following matters shall be inserted:

   - Maximum Building Height
   - Minimum Building Height
   - Minimum Front Setback
   - Minimum Side Setback
   - Minimum Corner Setback
   - Minimum Rear Setback
   - Minimum Setback from Adjoining Residential Uses
   - Setback Encroachments
   - Maximum Building Coverage
   - Maximum Gross Floor Area
   - Mixed Uses Ratio
   - Building Orientation
Main Street Orientation

In *Pedestrian Places & Movement*, new Minimum Development Standards and Alternative Development Standard Guidance references, in substantially the same form and format as the existing Development Standards, addressing the following matters shall be inserted:

- Civic Spaces
- Pedestrian Connectivity
- Internal Pedestrian Circulation

In *Detailed Building Design*, new Minimum Development Standards and Alternative Development Standard Guidance references, in substantially the same form and format as the existing Development Standards, addressing the following matters shall be inserted:

- Façade Articulation (horizontal and vertical)
- Building Elements
- Exterior Building Materials
- Consistent Facade
- Encroachments
- Solar Protection
- Roof Treatments
- Roof Types
- Entryways
- Parking Structures
- Awnings

4. **Parking, Access & Servicing Code**

In *General – applicable to the Town Center Planning Area only*, new Minimum Development Standards and Alternative Development Standard Guidance references, in substantially the same form and format as the existing Development Standards, addressing the following matters shall be inserted:

- Siting of Parking Areas
- Service Entrances and Loading Areas
- Driveway Access
- Internal Circulation
Large Format Retail Planning Sub Area

1. **Sector Design Code**
   In *Specialized Area Plan – Large Format Retail Planning Sub Area*, new Minimum Development Standards and Alternative Development Standard Guidance references, in substantially the same form and format as the existing Development Standards, addressing the following matters shall be inserted:

   - Building Footprint/Building Envelope
   - Main Street Orientation
   - Provision of Civic Spaces
   - Internal Pedestrian Connectivity

2. **Plat Design Code**
   In the Minimum Lot Area and Size table, new Minimum Development Standards, and if applicable, Alternate Development Standard Guidance references, in substantially the same form and format as the existing Development Standards, addressing the following matters shall be inserted:

   - Maximum Lot Size
   - Minimum Lot Size
   - Minimum Lot Width
   - Minimum Lot Depth
   - Minimum Street Frontage

3. **Large Format Retail Planning Sub Area Code**
   In *Site Planning*, new Minimum Development Standards and Alternative Development Standard Guidance references, in substantially the same form and format as the existing Development Standards, addressing the following matters shall be inserted:

   - Maximum Building Height
   - Minimum Building Height
   - Minimum Front Setback
   - Minimum Side Setback
   - Minimum Corner Setback
   - Minimum Rear Setback
   - Minimum Setback from Adjoining Residential Uses
   - Setback Encroachments
   - Maximum Building Coverage
   - Maximum Gross Floor Area
   - Building Orientation
In Pedestrian Places and Movement, new Minimum Development Standards and Alternative Development Standard Guidance references, in substantially the same form and format as the existing Development Standards, addressing the following matters shall be inserted:

- Civic Spaces
- Pedestrian Connectivity
- Internal Pedestrian Circulation

In Detailed Building Design, new Minimum Development Standards and Alternative Development Standard Guidance references, in substantially the same form and format as the existing Development Standards, addressing the following matters shall be inserted:

- Façade Articulation (horizontal and vertical)
- Building Elements
- Exterior Building Materials
- Consistent Façade
- Encroachments
- Solar Protection
- Roof Treatments
- Roof Types
- Entryways
- Parking Structures
- Awnings


In General – applicable to the Large Format Retail Planning Sub Area only, new Minimum Development Standards and Alternative Development Standard Guidance references, in substantially the same form and format as the existing Development Standards, addressing the following matters shall be inserted:

- Siting of Parking Areas
- Service Entrances and Loading Areas
- Driveway Access
- Internal Circulation
Neighborhood Center Planning Area

1. **Sector Design Code**
   In *Specialized Area Plan – Neighborhood Center Planning Area*, new Minimum Development Standards and Alternative Development Standard Guidance references, in substantially the same form and format as the existing Development Standards, addressing the following matters shall be inserted:

   - Building Footprint/Building Envelope
   - Main Street Orientation
   - Provision of Civic Spaces
   - Internal Pedestrian Connectivity

2. **Plat Design Code**
   In the Minimum Lot Area and Size table, new Minimum Development Standards, and if applicable, Alternate Development Standard Guidance references, in substantially the same form and format as the existing Development Standards, addressing the following matters shall be inserted:

   - Maximum Lot Size
   - Minimum Lot Size
   - Minimum Lot Width
   - Minimum Lot Depth
   - Minimum Street Frontage

3. **Neighborhood Center Planning Area Code**
   In *Site Planning*, new Minimum Development Standards and Alternative Development Standard Guidance references, in substantially the same form and format as the existing Development Standards, addressing the following matters shall be inserted:

   - Planning Area Designation
   - Maximum Building Height
   - Minimum Front Setback
   - Minimum Side Setback
   - Minimum Corner Setback
   - Minimum Rear Setback
   - Minimum Setback Adjoining Residential Uses
   - Setback Encroachments
   - Maximum Building Coverage
   - Maximum Gross Floor Area
   - Building Orientation
   - Main Street Orientation (optional)
In *Pedestrian Places and Movement*, new Minimum Development Standards and Alternative Development Standard Guidance references, in substantially the same form and format as the existing Development Standards, addressing the following matters shall be inserted:

- Civic Spaces
- Pedestrian Connectivity
- Internal Pedestrian Circulation

In *Detailed Building Design*, new Minimum Development Standards and Alternative Development Standard Guidance references, in substantially the same form and format as the existing Development Standards, addressing the following matters shall be inserted:

- Façade Articulation (horizontal and vertical)
- Building Elements
- Exterior Building Materials
- Consistent Façade
- Encroachments
- Solar Protection
- Roof Treatments
- Roof Types
- Entryways
- Parking Structures
- Awnings

4. **Parking, Access & Servicing Code**

In *General – applicable to the Neighborhood Center Planning Area only*, new Minimum Development Standards and Alternative Development Standard Guidance references, in substantially the same form and format as the existing Development Standards, addressing the following matters shall be inserted:

- Siting of Parking Areas
- Service Entrances and Loading Areas
- Driveway Access
- Internal Circulation
Resort Planning Area

1. **Sector Design Code**
   In *Specialized Area Plan – Resort Planning Area*, new Minimum Development Standards and Alternative Development Standard Guidance references, in substantially the same form and format as the existing Development Standards, addressing the following matters shall be inserted:

   - Building Footprint/Building Envelope
   - Main Street Orientation
   - Provision of Civic Spaces
   - Internal Pedestrian Connectivity

2. **Plat Design Code**
   In the Minimum Lot Area and Size table, new Minimum Development Standards, and if applicable, Alternate Development Standard Guidance references, in substantially the same form and format as the existing Development Standards, addressing the following matters shall be inserted:

   - Maximum Lot Size
   - Minimum Lot Size
   - Minimum Lot Width
   - Minimum Lot Depth
   - Minimum Street Frontage

3. **Resort Planning Area Code**
   In *Site Planning*, new Minimum Development Standards and Alternative Development Standard Guidance references, in substantially the same form and format as the existing Development Standards, addressing the following matters shall be inserted:

   - Maximum Building Height
   - Minimum Front Setback
   - Minimum Side Setback
   - Minimum Corner Setback
   - Minimum Rear Setback
   - Minimum Setback Adjoining Residential Uses
   - Setback Encroachments
   - Distance between Buildings
   - Maximum Building Coverage
   - Maximum Gross Floor Area
   - Building Orientation
In Pedestrian Places and Movement, new Minimum Development Standards and Alternative Development Standard Guidance references, in substantially the same form and format as the existing Development Standards, addressing the following matters shall be inserted:

- Pedestrian Connectivity
- Internal Pedestrian Circulation

In Detailed Building Design, new Minimum Development Standards and Alternative Development Standard Guidance references, in substantially the same form and format as the existing Development Standards, addressing the following matters shall be inserted:

- Façade Articulation (horizontal and vertical)
- Building Elements
- Exterior Building Materials
- Consistent Façade
- Encroachments
- Solar Protection
- Roof Treatments
- Roof Types
- Entryways
- Parking Structures
- Awnings

In General – applicable to the Resort Planning Area only, new Minimum Development Standards and Alternative Development Standard Guidance references, in substantially the same form and format as the existing Development Standards, addressing the following matters shall be inserted:

- Siting of Parking Areas
- Service Entrances and Loading Areas
- Driveway Access
- Internal Circulation
Park Planning Area

1. **Plat Design Code**
   In the Minimum Lot Area and Size table, new Minimum Development Standards, and if applicable, Alternate Development Standard Guidance references, in substantially the same form and format as the existing Development Standards, addressing the following matters shall be inserted:

   - Maximum Lot Size
   - Minimum Lot Size
   - Minimum Lot Width
   - Minimum Lot Depth
   - Minimum Street Frontage

2. **Park Planning Code**

   Park Use – refer to Park Use Code

   In Non-Park Use, new Minimum Development Standards and Alternative Development Standard Guidance references, in substantially the same form and format as the existing Development Standards, addressing the following matters shall be inserted:

   - **Site Planning**
     » Planning Area Designation
     » Maximum Building Height
     » Building Siting/Building Envelope
     » Minimum Front Setback
     » Minimum Side Setback
     » Minimum Corner Setback
     » Minimum Rear Setback
     » Minimum Setback Adjoining Residential Uses
     » Setback Encroachments
     » Maximum Building Coverage
     » Maximum Gross Floor Area
     » Building Orientation
     » Main Street Orientation (optional)

   - **Pedestrian Places and Movement**
     » Civic Spaces
     » Pedestrian Connectivity
     » Internal Pedestrian Circulation

   - **Detailed Building Design**
     » Façade Articulation (horizontal and vertical)
     » Building Elements
     » Exterior Building Materials
     » Consistent Façade
     » Encroachments
3. **Park Use Code**

In *General*, new Minimum Development Standards and Alternative Development Standard Guidance references, in substantially the same form and format as the existing Development Standards, addressing the following matters shall be inserted:

- Total Acreage
- Internal Vehicular Circulation
- Planting of Shade Trees
- View Fencing
- Siting of Facilities/Improvements in Floodplains

In *Regional Parks*, new Minimum Development Standards and Alternative Development Standard Guidance references, in substantially the same form and format as the existing Development Standards, addressing the following matters shall be inserted:

- Location
- Pedestrian & Bicycle Accessibility
- Programing Schedule

In *Community Parks*, new Minimum Development Standards and Alternative Development Standard Guidance references, in substantially the same form and format as the existing Development Standards, addressing the following matters shall be inserted:

- Pedestrian & Bicycle Accessibility
- Programing Schedule

In *Sports Park, Active Use Park & Informal Use Park*, new Minimum Development Standards and Alternative Development Standard Guidance references, in substantially the same form and format as the existing Development Standards, addressing the following matters shall be inserted:

- Location
- Finished Surface Gradient
In Neighborhood Parks, new Minimum Development Standards and Alternative Development Standard Guidance references, in substantially the same form and format as the existing Development Standards, addressing the following matters shall be inserted:

- Location
- Finished Surface Gradient
- Pedestrian & Bicycle Accessibility
- Programming Schedule

In Pocket Parks, new Minimum Development Standards and Alternative Development Standard Guidance references, in substantially the same form and format as the existing Development Standards, addressing the following matters shall be inserted:

- Location
- Programming Schedule

In Linear Open Space Park, new Minimum Development Standards and Alternative Development Standard Guidance references, in substantially the same form and format as the existing Development Standards, addressing the following matters shall be inserted:

- Programming Schedule

In Landscape Amenity Park, new Minimum Development Standards and Alternative Development Standard Guidance references, in substantially the same form and format as the existing Development Standards, addressing the following matters shall be inserted:

- Location
- Programming Schedule

In HOA Facility, new Minimum Development Standards and Alternative Development Standard Guidance references, in substantially the same form and format as the existing Development Standards, addressing the following matters shall be inserted:

- Location
- Programming Schedule

In Trail Heads, new Minimum Development Standards and Alternative Development Standard Guidance references, in substantially the same form and format as the existing Development Standards, addressing the following matters shall be inserted:

- Location
- Amenities
Exhibit H

to Development Agreement

Master Framework Plan
DISCLAIMER: This Master Framework Plan is part of that 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.

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

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
Hdbd. (Mixed Density) Residential Planning Area Acreage: 53 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.

Exhibit H - Plan 1 of 5
Master Framework Plan
NOTES:
- Collector Roads 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.

Minimum Overall Park Acreage: 460 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
Mid-High (Mixed Density) Residential Planning Area Acreage: 1567 acres
Large-Format Retail Planning Sub-Area Acreage: 80 acres
Mixed Use Employment Planning Sub-Area Acreage: 40 acres
Maximum Overall Impervious Cover: 65%

Note:
Future ROW and Parks are included in acreages.

DISCLAIMER: This Master Framework Plan is part of that 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.
DISCLAIMER: This Master Framework Plan is part of that 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 an 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.

Notes:
- Collector Roads 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 evaluation of alignment by future studies.

Regional Park 1 Development Area: ±125 acres
Regional Park 2 Development Area: ±110 acres

Regional Park
High Density Residential Planning Area
Activity Node
Linear Open Space Park
Regional Park
Arterial Road
Collector Road
Conceptual External Connection

Regional Park 1 Development Area
Regional Park 2 Development Area
South
Nor
Principal Arterial Road
Principal East West Arterial Road
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.

Regional Center Frame Overlay
Resort Planning Area
Large Format Retail Planning Sub Area
Mixed Use Employment Planning Sub Area
Town Center Planning Area