

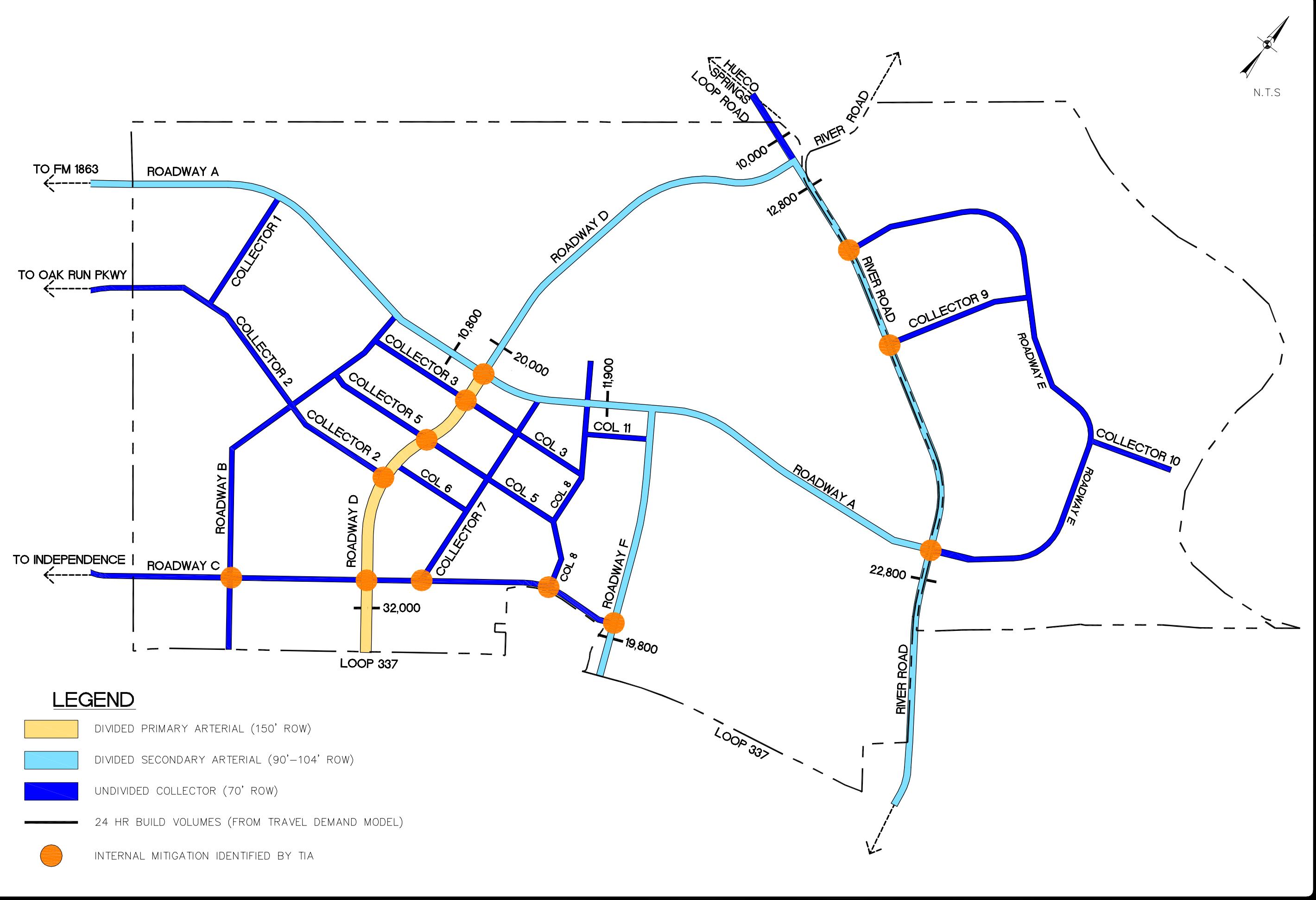
Exhibit S
to Development Agreement
Internal Traffic Improvements

Exhibit S
Internal Traffic Improvements

Roadway Segment Limits	Intersection	Internal Mitigation Identified by TIA	Ultimate Lanes	Threshold Trigger (ADT)
Roadway D (SH Loop 337 to Roadway A)	Roadway D and Roadway C	Install Traffic Signal	6 Lanes	25,000
	Roadway D and Collector 2	Install Traffic Signal		
	Roadway D and Collector 5	Install Traffic Signal		
	Roadway D and Collector 3	Install Traffic Signal		
	Roadway D and Roadway C	Install Traffic Signal		
Roadway D (Roadway A to River Road)	No intersection improvements		4 Lanes	10,500
River Road (SH Loop 337 to Roadway D)	River Road and Roadway A	Install Traffic Signal	4 Lanes	10,500
	River Road and Collector 9	Install Traffic Signal		
	River Road and Roadway E	Install Traffic Signal		
Roadway F (SH Loop 337 to Roadway A)			4 Lanes	10,500
	Roadway D and Roadway C	Install Traffic Signal		
Roadway A (SH River Road to Roadway B)	No intersection improvements		4 Lanes	10,500
Roadway A (Roadway B to SH 46)			2 Lanes	10,500 but no sooner than the date the Owner is obligated to convey the Internal FM 1863 ROW pursuant to Section 6.20 of the Development Agreement
Roadway B (SH Loop 337 to Roadway A)			2 Lanes	-
	Roadway B and Roadway C	All Way Stop Control		
Roadway C (Roadway F to Roadway B)			2 Lanes	-
	Roadway C and Collector 8	All Way Stop Control		
	Roadway C and Collector 7	All Way Stop Control & Northbound Right Turn Lane		

Note: Lane Requirements Based on Florida DOT "Generalized Annual Average Delay Volumes" Table 1 For LOS C on a Class II Arterial

Lanes	Maximum ADT Threshold
2	10,500
4	25,000
6	39,000



VERAMENDI

NEW BRAUNFELS, TEXAS
EXHIBIT S: INTERNAL TRAFFIC IMPROVEMENTS

PAPE-DAWSON
ENGINEERS

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TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

JOB NO. 7620-21
DATE FEB. 2013
DESIGNER CV
CHECKED DM
DRAWN CV
SHEET 1 OF 1