Exhibit T

to Development Agreement

External Traffic Improvements

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External Traffic Improvements

SH Loop 337 Improvements

Improvement Ref:	Intersection Ref:	Intersection	Mitigation	TIA Mitigation	
				Off-site Mitigation Identified by TIA (estimate only)*	Threshold Trigger
I		SH Loop 337 & Roadway F (Temp)	Temporary Traffic Signal and Turn Lanes	$500,000.00	Construction of Roadway F.
II		SH Loop 337/Roadway B	Signalized left-in, right-out intersection Add eastbound left turn lane. Install traffic signal.	$378,805.00	Construction of Roadway D
III		SH Loop 337/Roadway D	Innovative Intersection Improvements	$1,623,450.00	Construction of Roadway D
IV	9	SH Loop 337 & Castlewood Drive	Right-in/right-out with downstream signalized turnaround.	$703,496.00	Construction of Roadway D
V		SH Loop 337/Roadway F	Innovative Intersection Improvements	$1,916,290.00	> 800 Project-generated peak hour trips on Roadway F
VI	10	SH Loop 337 & California Boulevard	Right-in/Right-out with Downstream Signalized Turnaround	$321,205.00	> 800 Project-generated peak hour trips on Roadway F
VII	13	SH Loop 337 SB Frontage Road & River Road	Innovative Intersection Improvements	$2,355,501.00	> 7,000 average Project-generated daily trips on River Road
			Total Cost	**$7,798,747.00**	

*Includes construction, 20% contingency and engineering costs

Other Improvements

Improvement Ref:	Intersection Ref:	Intersection	Mitigation	TIA Mitigation	
				Off-site Mitigation Identified by TIA (estimate only)*	Threshold Trigger (% of overall Project-generated daily trips as identified in Table 5B of the TIA)
VIII	6	SH 46 & Oak Run Parkway (Collector 2)	Add second westbound left turn land Remove split phasing	$583,041.67	20%

Improvement Ref:	Intersection Ref:	Intersection	Mitigation	TIA Mitigation	
				Off-site Mitigation Identified by TIA (estimate only)*	Threshold Trigger (% of overall Project-generated daily trips as identified in Table 5B of the TIA)
IX	23	N. Walnut Avenue & Landa Street	Add second southbound left turn. Convert northbound right only to shared through/right Add AUX lane north of Landa Street.	$1,001,700.00	30%
X	2	FM 2722 WB Frontage Road & SH 46	Ad second right turn lane. Remove channelized right turn. Make through lane into shared through/right	$210,000.00	30%
XI	12	River Road & Edwards Boulevard	Install Traffic Signal	$225,000.00	40%
XII	11	Hueco Spring Loop Road & River Road	Install Traffic Signal	$225,000.00	40%
XIII	15	FM 306 & IH 35 SB Frontage Road at Hunter Road	Southbound AUX lane (2,000 ft.)	$934,650.00	45%
XIV	19	SH Loop 337 & IH 35 Business	Additional eastbound left turn lane.	$930,500.00	45%
XV	14	SH Loop 337 EB Ramp/Rock Street	Install traffic signal.	$225,000.00	50%
XVI	3	SH 46 & Hueco Springs Loop Road	Install traffic signal.	$225,000.00	60%
XVII	5	SH 46 & FM 1863/Roadway A	Add second eastbound left turn. Add second northbound left turn. Add second westbound lane.	$1,353,433.33	60%
XVII	4	Hueco Springs Loop Road & Elm Creek Road	All way stop control	$1,000.00	60%
XIX	22	Seguin Avenue & San Antonio Street	4 Legged Signalized Intersection	$710,000.00	70%
XX	16	SH Loop 337 & Common Street	Restripe for second eastbound left turn. Add southbound right turn lane.	$207,700.00	80%
XXI	17	FM 306 & IH 35 SB Frontage Road	Restripe under budge for left turn only lane, shared left/through and through only lane.	$285,000.00	90%
XXII	20	SH Loop 337 (E) & IH 35 SB Frontage Road	Add second left only land and additional through land (will require retaining wall)	$974,750.00	95%
XXIII	18	FM 306 & IH 35 NB Frontage Road	Add second left only land and additional through land (will require retaining wall)	$974,750.00	95%
XXIV	24	SH Loop (W) & IH 35 SB Frontage Road	Convert westbound through only lane to shared left/through lane (restriping only).	$5,000.00	95%
			Total Cost	**$9,071,525.00**	

*Includes construction, 20% contingency and engineering costs

Transportation Improvement Fee (TIF)

The TIF shall be calculated in the following manner:

1. The daily trips shall be calculated for each proposed land use using rates from the most recent edition of the ITE Trip Generation.

2. If trip generation rates for a certain land use are not given in the ITE manual, the developer may collect traffic counts at an existing similar land use to develop a trop generation rate or may use the rates from a similar land use given in the ITE manual if approved by the City.

The TIF is calculated as $284 per daily trip generated by the proposed land use.