

LEGEND

Project Boundary

Town Center 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

Expressway

Arterial Road

Collector Road

Conceptual External Connection

PLAN MARK UP LEGEND

AMENDED PLANNING POD AREA BOUNDARY (+10%)

#

acres

PLANNING POD AREA NUMBER & ACREAGE (APPROVED)

#

acres

REVISED PLANNING POD AREA NUMBER (IF APPLICABLE)

acres

REVISED PLANNING POD AREA ACREAGE (+10%) (IF APPLICABLE)

acres

AMENDED PLANNING AREA DESIGNATION (<10%) (IF APPLICABLE)

Pod No.	Approved Area (ac)	Proposed Area (ac)
1	30	33
2	38	41
3	51	19
4	19	52
5	63	80
6	38	38
7	161	150
8	180	188
9	15	15
10	106	106
11	110	121
12	12	0
12	0	12
13	39	92
14	34	45
15	47	23
16	7	14
17	10	18
18	45	107
19	140	123
20	75	81
21	603	616
22	49	64

Approximate Potential Development Statistics.

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:

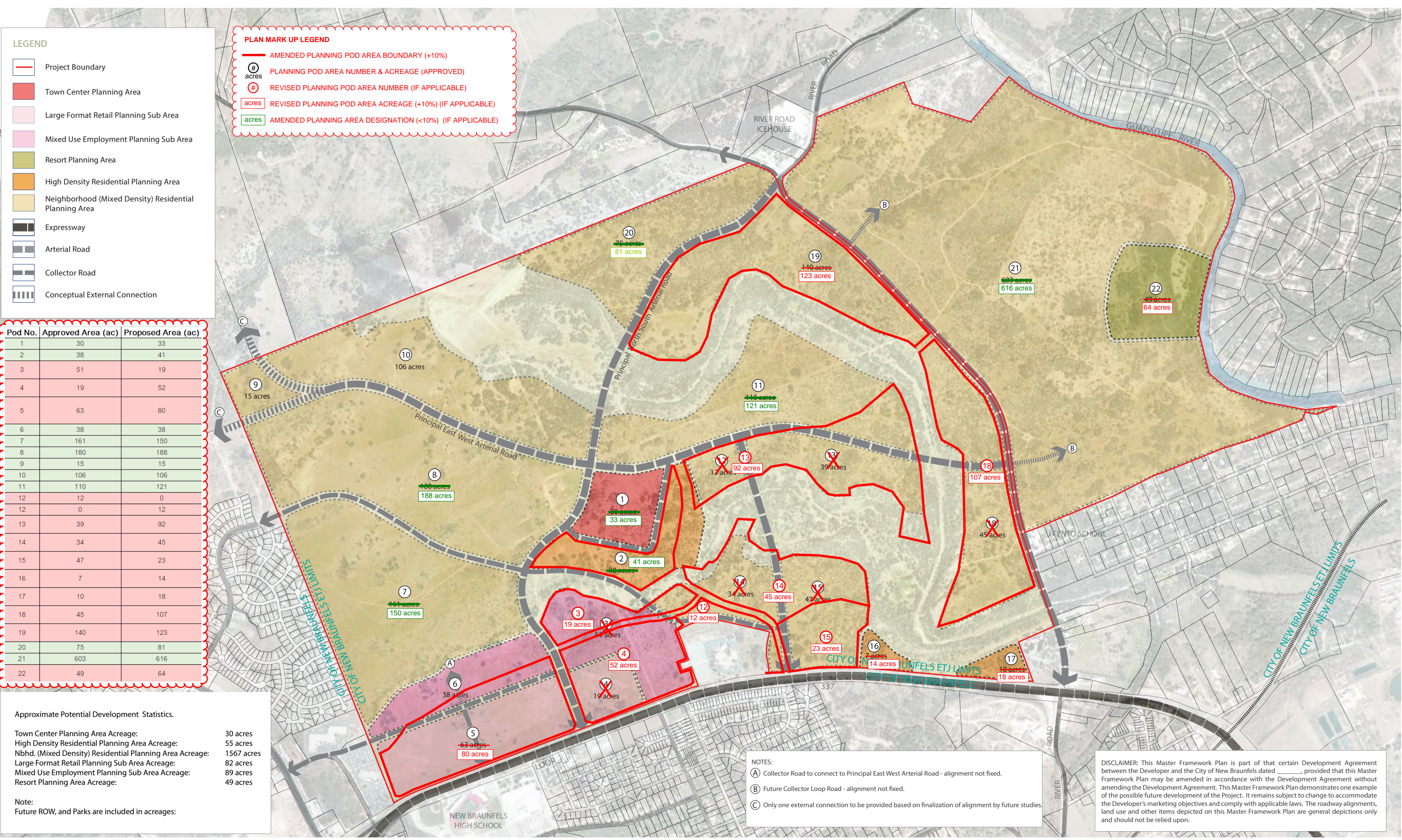
89 acres

Resort Planning Area Acreage:

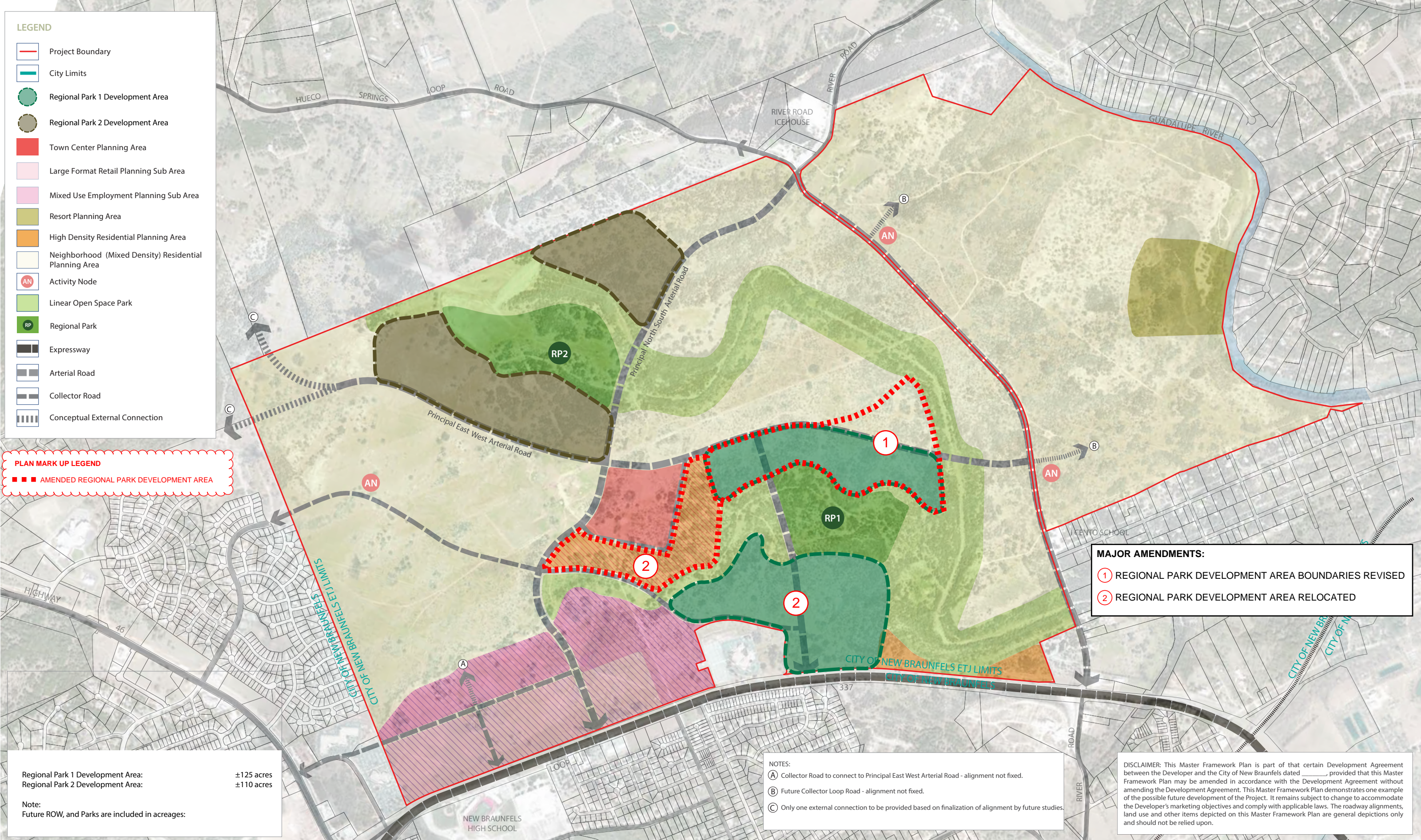
49 acres

Note:

Future ROW, and Parks are included in acreages:







PLAN MARK UP LEGEND

■■■■ AMENDED REGIONAL PARK DEVELOPMENT AREA

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

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

NOTES:

(A) Collector Road to connect to Principal East West Arterial Road - alignment not fixed.

(B) Future Collector Loop Road - alignment not fixed.

(C) Only one external connection to be provided based on finalization of alignment by future studies.

MAJOR AMENDMENTS:

① REGIONAL PARK DEVELOPMENT AREA BOUNDARIES REVISED

② REGIONAL PARK DEVELOPMENT AREA RELOCATED

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.