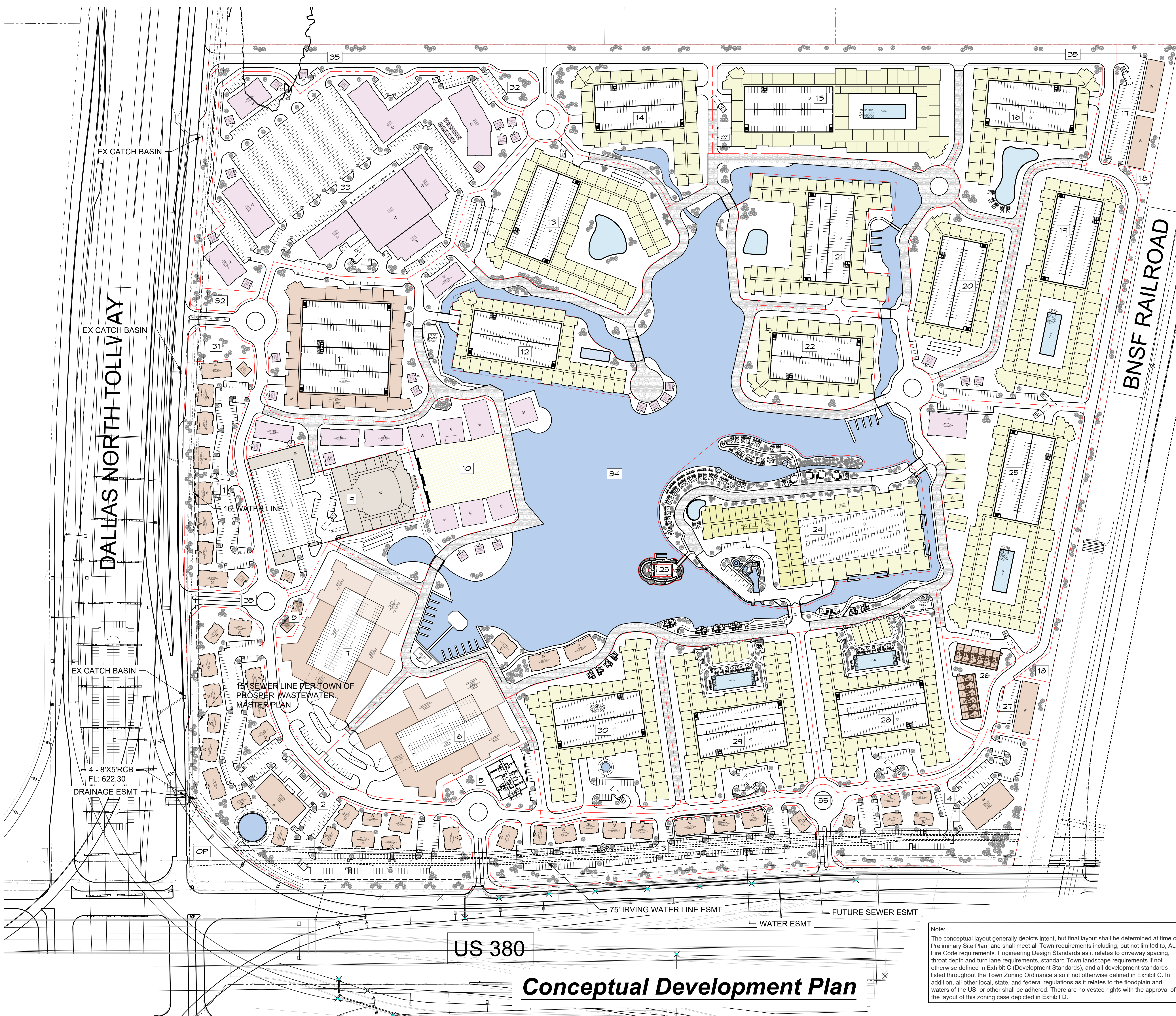
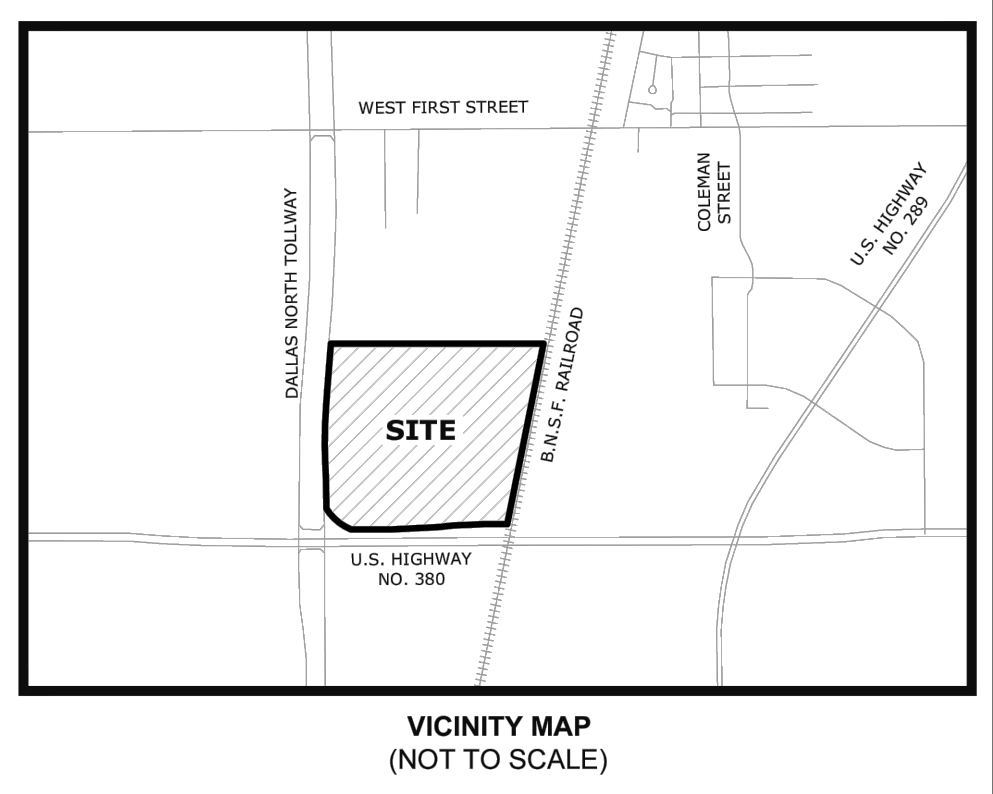
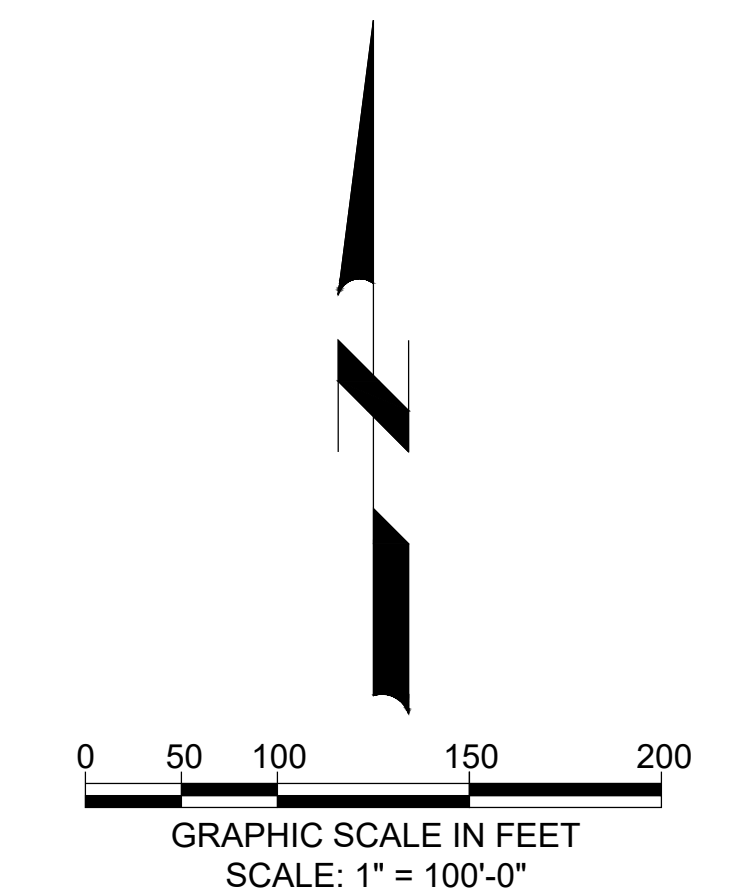




PASSEGGIATA:
The continuous promenade located at the edge of the lagoon.
A 26' wide fire lane with limited access to vehicular traffic.

LEGEND	
1	OFFICE CONDOS
2	OFFICE CONDOS
3	OFFICE CONDOS
4	OFFICE CONDOS
5	PRE-SCHOOL
6	CORPORATE HEADQUARTERS
7	CORPORATE HEADQUARTERS
8	OFFICE
9	THE PHOENIX - PERFORMING ARTS CENTER
10	PLAZA
11	RETAIL
12	MULTIFAMILY OVER FITNESS CENTER
13	MULTIFAMILY- AGE RESTRICTED
14	MULTIFAMILY
15	MULTIFAMILY
16	MULTIFAMILY
17	LUXURY GARAGE FACILITY
18	COMMON AREA- OPEN SPACE
19	MULTIFAMILY
20	MULTIFAMILY
21	LUXURY MULTIFAMILY
22	LUXURY MULTIFAMILY
23	ISLAND CHAPEL
24	LUXURY HOTEL WITH CONDOS
25	MULTIFAMILY
26	TOOWNHOMES
27	LUXURY GARAGE FACILITY
28	MULTIFAMILY
29	LUXURY MULTIFAMILY
30	MULTIFAMILY
31	COMMON AREA- OPEN SPACE
32	COMMON AREA- OPEN SPACE
33	RETAIL
34	LAGOON- OPEN SPACE
35	RIGHT OF WAY

FIRE ZONING NOTES :
ZONING DOES NOT INCLUDE COMPLIANCE WITH TOWN FIRE CODE. NOR DOES IT INCLUDE FIRE HYDRANTS, AND FIRE LANE LAYOUT. REVIEW OF THE ZONING DOES NOT GRAND OR OTHERWISE PROVIDE SAID APPROVAL TO THE TOWN FIRE CODE. FULL COMPLIANCE WILL BE REVIEWED DURING PSP AND SP SUBMITTAL AND MAY REQUIRE THE SITE IS RECONFIGURED AND MODIFIED FROM THAT SHOWN IN THE CONCEPT PLAN AND/OR ZONING EXHIBITS. FIRE EQUIPMENT AND ACCESS TO THE LAKE WILL NEED TO BE PROVIDED AND MAY INCLUDE DEDICATED FIRE RELATED BUILDINGS AT A DOCK(S) LOCATION AND THROUGHOUT THE DEVELOPMENT AT LOCATIONS AND TYPES TO BE DETERMINED.



OWNER: GODWIN INVESTMENTS, LTD.
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10348 STRAIT LANE
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214-638-8813

APPLICANT: BLACKSTONE COMMUNITIES
MR. JEFFORY D. BLACKARD
401 ADRIATIC PKWY
MCKINNEY, TX 75072
214-914-1695



Note:
The conceptual layout generally depicts intent, but final layout shall be determined at time of Preliminary Site Plan, and shall meet all Town requirements including, but not limited to, ALL Fire Code requirements, Engineering Design Standards as it relates to driveway spacing, throat depth and turn lane requirements, standard Town landscape requirements if not otherwise defined in Exhibit C (Development Standards), and all development standards listed throughout the Town Zoning Ordinance also if not otherwise defined in Exhibit C. In addition, all other local, state, and federal regulations as it relates to the floodplain and waters of the US, or other shall be adhered. There are no vested rights with the approval of the layout of this zoning case depicted in Exhibit D.

CONCEPTUAL PLAN	142.996 ACRES	EXHIBIT-D
PROJECT NO: ZONE-26-0009	DRAWN BY: GKD	July 23, 2026