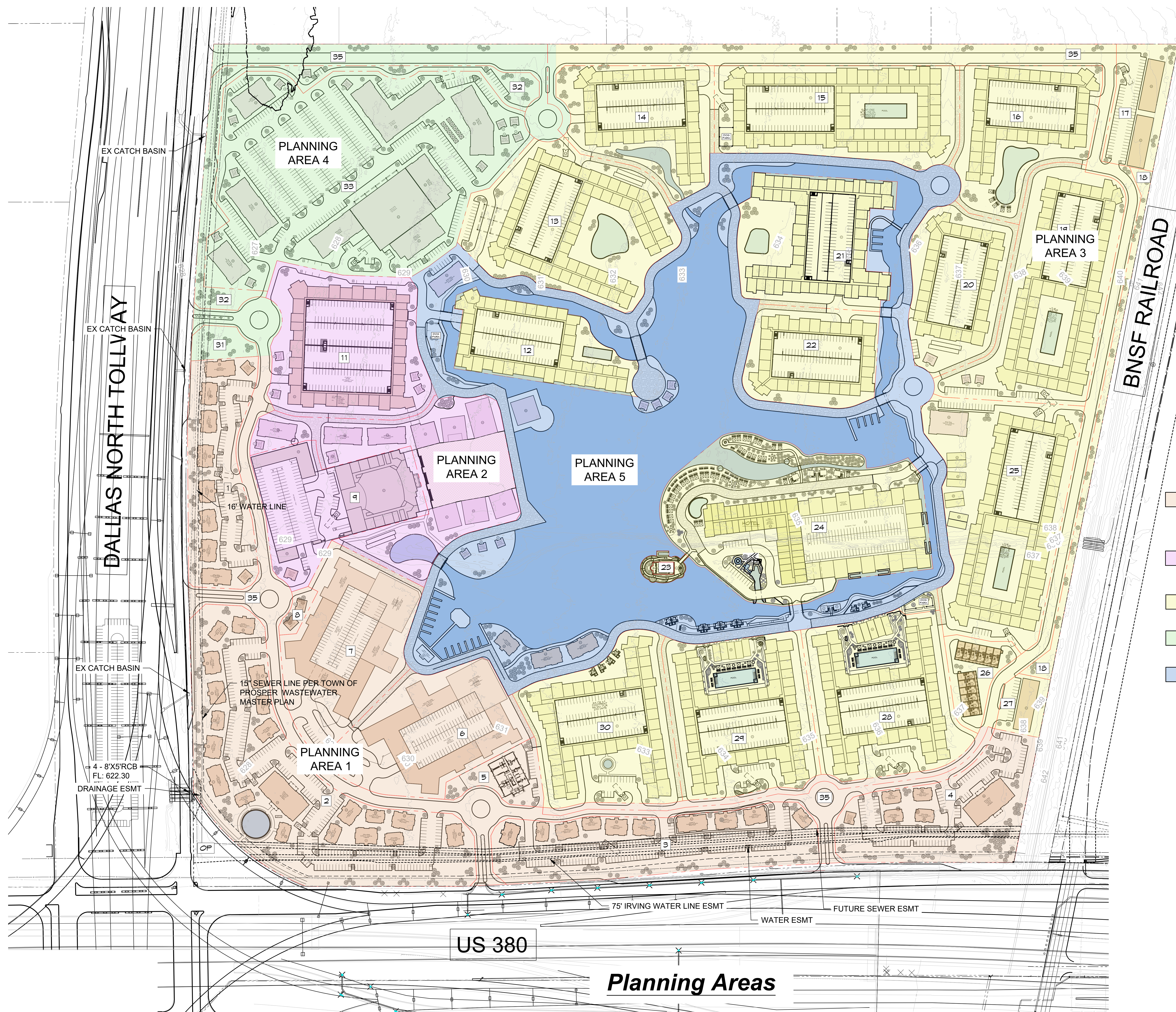
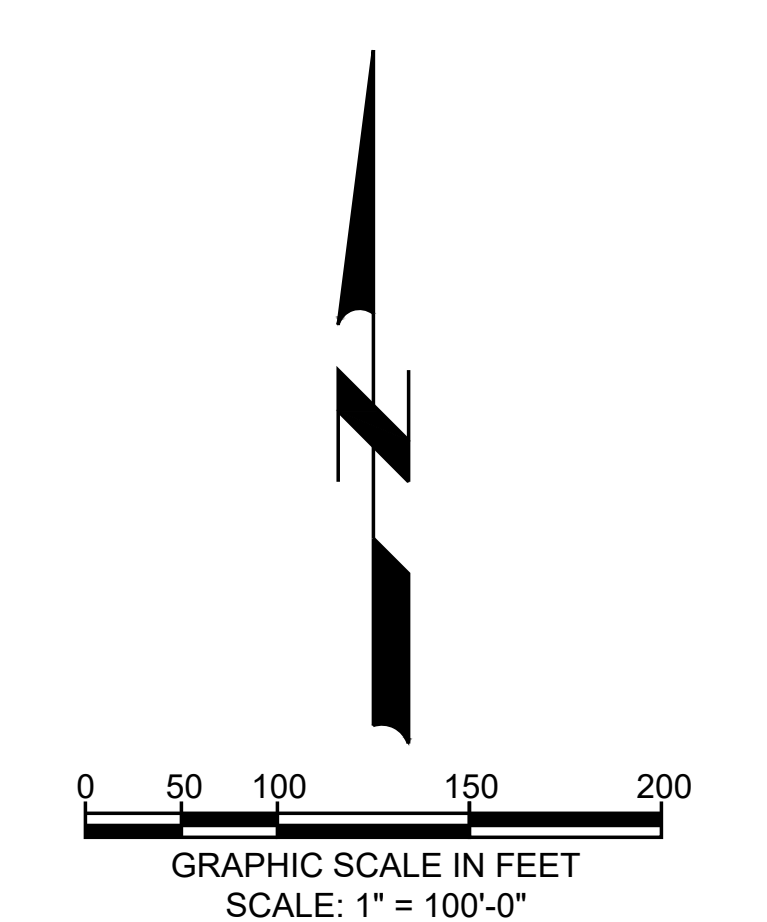




- PLANNING AREA 1**
Tollway / 380 Frontage 1,250,962 S.F. 28.7 Acres 20%
The employment and hospitality frontage along the Dallas North Tollway and U.S. 380, accommodating office, a hotel, and structured parking, with the landscaped tollway edge required by the DNT Standards. Multifamily is set back from the Tollway frontage under B-5.2, reserving the frontage for office and hospitality.
- PLANNING AREA 2**
Village Core: 487,694 S.F. 11.2 Acres 8%
The mixed-use core at the lagoon, containing the public square, the performing arts venue, a hotel, canals, and a passeggiata, with ground-floor retail and the development's tallest building and tower elements.
- PLANNING AREA 3**
Waterfront / Neighborhood: 2,776,096 S.F. 63.7 Acres 45%
High-and mid-rise residential addressing the lagoon, at the highest residential densities in the development.
- PLANNING AREA 4**
Mercato: 643,543 S.F. 14.8 Acres 10%
Lower-intensity residential comprising villas, townhomes, and flats, together with live - work units and neighborhood-serving retail.
- PLANNING AREA 5**
Open Space / Lagoon: 1,061,214 S.F. 24.4 Acres 17%
The lagoon and its promenade, canals, and perimeter trail, serving as the development's central open space and as regional stormwater detention.



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PLANNING AREAS	142.996 ACRES	EXHIBIT-M
PROJECT NO: ZONE-26-0009	DRAWN BY: GKD	July 23, 2026