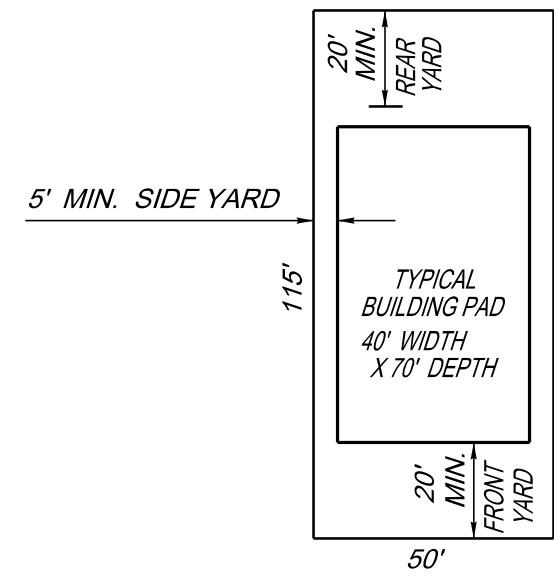


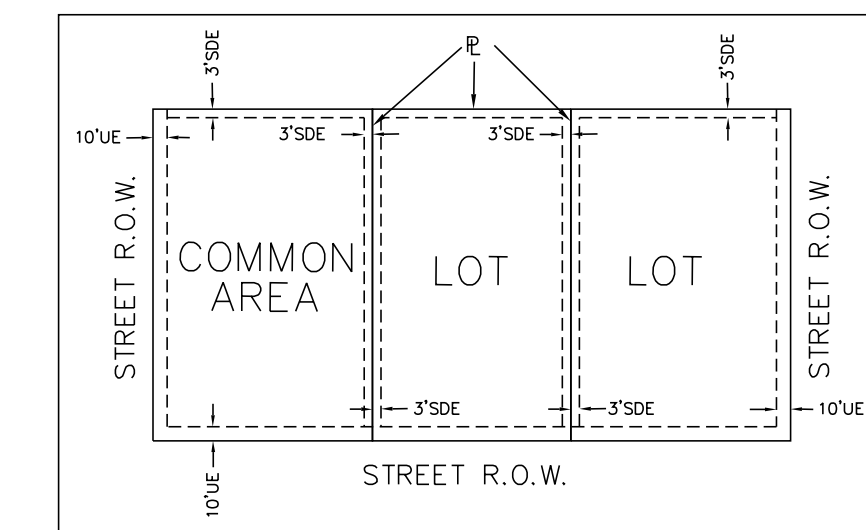
EXHIBIT C

PHASE 7 - NORTH OF ARTERIAL

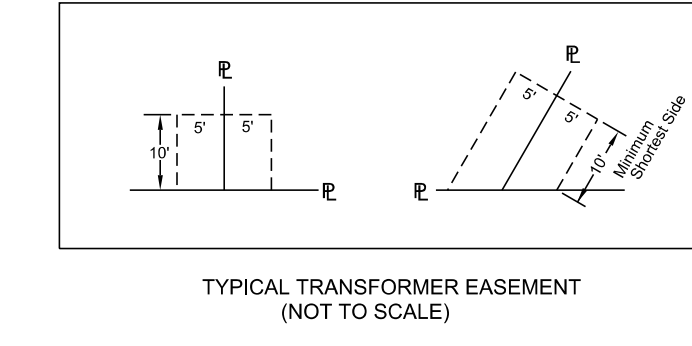


50 X 115
STANDARD LOT DIMENSIONS & SETBACKS

TOTAL : 120 LOTS



SURFACE DRAINAGE AND UTILITY EASEMENTS (NOT TO SCALE)
(TYPICAL FOR ALL LOTS & DIMENSIONED AS SHOWN)
TYPICAL UTILITY EASEMENTS FOR FRANCHISED ELECTRICAL EQUIPMENT, INCLUDING UNDERGROUND ELECTRICAL CABLES, TRANSFORMERS, TELEPHONE PEDESTALS, GAS LINES, CATV RISERS, AND CABLES.
NOTE: A FENCE MAY BE CONSTRUCTED ALONG LOT LINES WITHIN A SURFACE DRAINAGE EASEMENT PROVIDED THE FENCE DOES NOT OBSTRUCT SURFACE DRAINAGE.
NOTE: RETAINING WALL MAINTENANCE IS THE RESPONSIBILITY OF THE PROPERTY OWNER ON WHICH THE RETAINING WALL IS LOCATED.



TYPICAL TRANSFORMER EASEMENT (NOT TO SCALE)

MELISSA INDEPENDENT SCHOOL DISTRICT
Clerk's File Number 20181206001489700, LRCCT

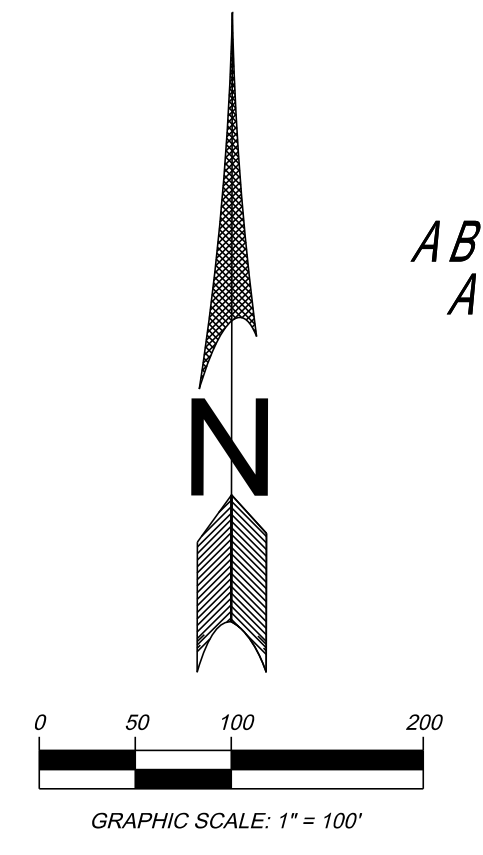
REA Capital, LP
Clerk's File Number 20141119001261410, LRCCT
and as affected by
Client's File Number 20150330003945130, LRCCT

STATE PLANE COORDS
N = 7,144,035.191
E = 2,551,260.814

POLLY A. BOONE SURVEY,
ABSTRACT NUMBER 1048

SARA A. & LEE A. BROCK
and
APRIL & RODNEY N. DOYLE
Volume 387's, Page 3172, LRCCT

- LEGEND**
- PARCEL BOUNDARY
 - SET OR FOUND 1/2" CAPPED IRON REBAR (PETSCH & ASSOC., INC.) OR AS NOTED
 - FCIR FOUND 1/2" CAPPED IRON REBAR (PETSCH & ASSOC., INC.) OR AS NOTED
 - FIP FOUND IRON PIPE (AS NOTED)
 - FIR FOUND IRON REBAR (AS NOTED)
 - SND SET NAIL IN BRASS DISC (PETSCH & ASSOC., INC.)
 - COMMON AREA
 - R RADIUS OF CURVE
 - L ARC LENGTH OF CURVE
 - LRCCT LAND RECORDS OF COLLIN COUNTY, TEXAS
 - PRCCT PLAT RECORDS OF COLLIN COUNTY, TEXAS
 - WME 5' WALL MAINTENANCE EASEMENT
 - LSFME 5' HOA LANDSCAPE AND SCREENING FENCE MAINTENANCE EASEMENT
 - UE UTILITY EASEMENT
 - DE DRAINAGE EASEMENT
 - DPOE DRAINAGE & POSITIVE OVERFLOW EASEMENT
 - SSE SANITARY SEWER EASEMENT
 - WLE WATER LINE EASEMENT
 - VE VISIBILITY EASEMENT
 - N - 1000000.00
E - 1000000.00 STATE PLANE COORDINATES
 - ROAD NAME CHANGE
 - R/W or R.O.W. RIGHT-OF-WAY
 - INDICATES EASEMENTS TO BE ABANDONED



ABNER SMALLEY SURVEY, ABSTRACT NUMBER 864

MCKINNEY PARTNERS 306, LP
Remaining Portion of 306.591 Acres
Clerk's File Number
20130829001227120, LRCCT

RADIUS = 830.00'
LENGTH = 213.74'
DELTA = 14° 45' 18"
CHORD S 40° 06' 25" W, 213.15'

RADIUS = 770.00'
LENGTH = 110.66'
DELTA = 8° 14' 04"
CHORD S 44° 01' 02" W, 110.57'

RADIUS = 588.50'
LENGTH = 60.51'
DELTA = 5° 53' 28"
CHORD S 36° 57' 16" W, 60.48'

RADIUS = 588.50'
LENGTH = 65.35'
DELTA = 5° 23' 19"
CHORD S 23° 30' 48" W, 55.33'

RADIUS = 611.50'
LENGTH = 53.60'
DELTA = 5° 01' 21"
CHORD S 23° 19' 49" W, 53.59'

MCKINNEY PARTNERS 306, LP
Remaining Portion of 306.591 Acres
Clerk's File Number
20130829001227120, LRCCT

POINT OF BEGINNING
STATE PLANE COORDS
N = 7,143,567.511
E = 2,549,878.284

ABNER SMALLEY SURVEY, ABSTRACT NUMBER 864

RADIUS = 3000.00'
LENGTH = 610.44'
DELTA = 11° 39' 40"
CHORD S 58° 19' 45" E, 609.38'

PREPARED BY: PETSCH & ASSOCIATES, INC.
2600 Eldorado Parkway, Suite 240
McKinney, Texas 75070
972-562-9806

OWNER/DEVELOPER: McKinney Partners 306, L.P.
5055 Keller Springs Road, Suite 545
Addison, Texas 75001-6915

PETSCH & ASSOCIATES, INC.
Professional Engineers - Land Surveyors - Development Consultants
Texas Registered Engineering Firm - F-3222
Texas Registered Surveying License Number - 10091600
2600 Eldorado Parkway, Suite 240, McKinney, Texas 75070 (972) 562-9606

Drawn by: PMV	Date: OCTOBER 2019	SCALE: 1" = 100'	JOB NUMBER: 06-224-18	SHEET 1
Prepared by: PMV	Checked by: PMV			1