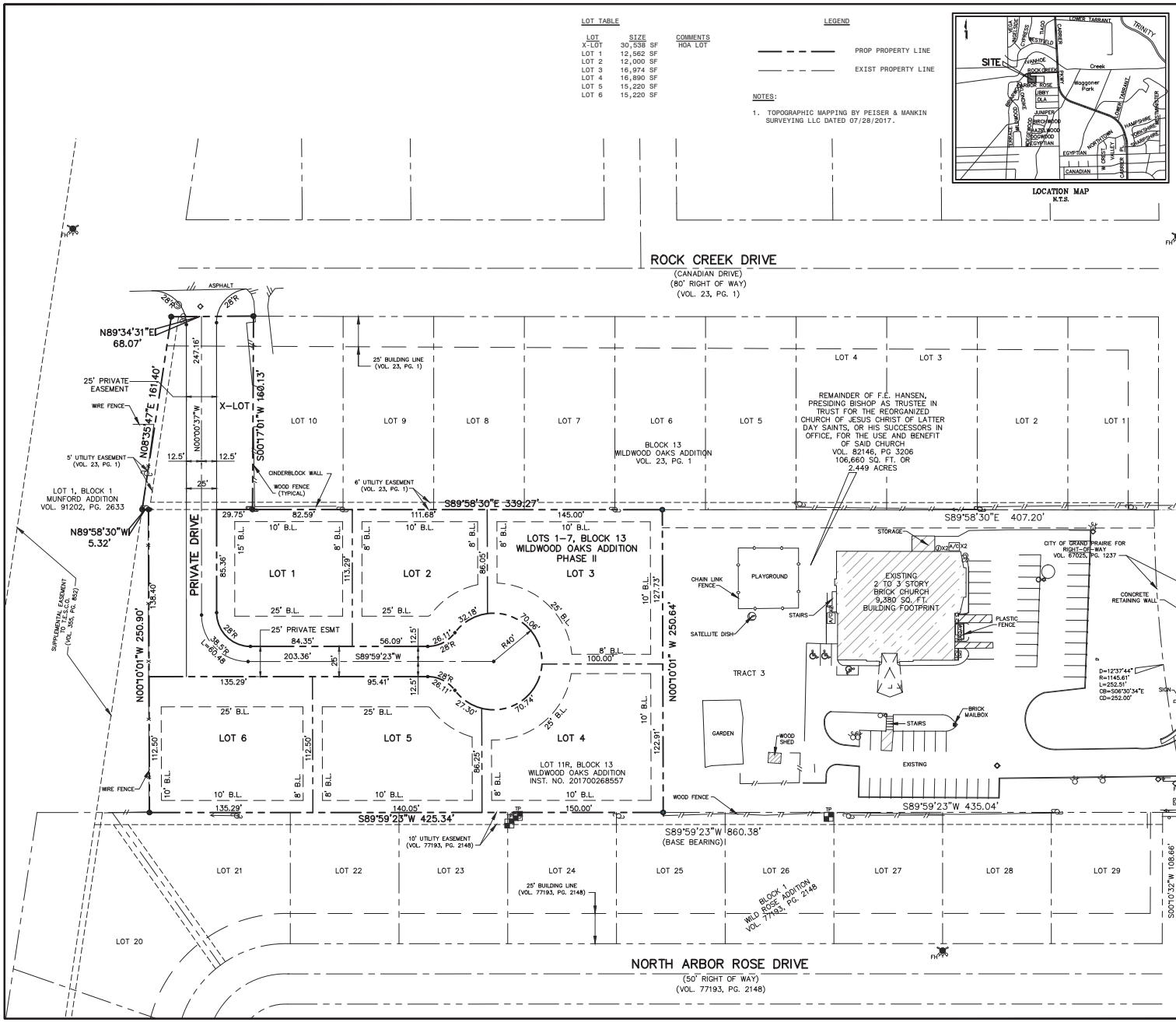
Exhibit C



LOT TABLE

LOT	SIZE	COMMENTS
X-LOT	30,538 SF	HOA LOT
LOT 1	12,562 SF	
LOT 2	12,000 SF	
LOT 3	16,974 SF	
LOT 4	16,890 SF	
LOT 5	15,220 SF	
LOT 6	15,220 SF	

LEGEND

PROP PROPERTY LINE

EXIST PROPERTY LINE

NOTES:

1. TOPOGRAPHIC MAPPING BY PEISER & MANKIN SURVEYING LLC DATED 07/28/2017.

LOCATION MAP
N.T.S.

LEGAL DESCRIPTION

BEING that certain 2.741 acre tract of land situated in the M. Goodwin Survey, Abstract No. 1717, City of Grand Prairie, Dallas County, Texas, and being a portion of that certain tract of land conveyed to F. E. Hansen, presiding Bishop as Trustee in Trust for The Reorganized Church of Jesus Christ of Latter Day Saints, or his successors in office, for the use and benefit of said Church, by deed recorded in Volume 82146, Page 3206, Deed Records, Dallas County, Texas, and being all of Lot 11, Block 13, Wildwood Oaks Addition, an addition to the City of Grand Prairie, Dallas County, Texas, according to the plat thereof recorded in Volume 23, Page 1, Map Records, Dallas County, Texas, same being all that certain tract of land conveyed to Reorganized Church of Jesus Christ of Latter Day Saints, by deed recorded in Instrument Number 201100076999, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the southwest corner of said Church tract (Volume 82146, Page 3206), same being a southeast corner of Lot 1, Block 1, Munford Addition, an addition to the City of Grand Prairie, Dallas County, Texas, according to the plat thereof recorded in Volume 91202, Page 2633, said Deed Records, same being in the north line of Block 1, Wild Rose Addition, an addition to the City of Grand Prairie, Dallas County, Texas, according to the plat thereof recorded in Volume 77193, Page 2148, said Deed Records;

THENCE North 00 deg. 10 min. 01 sec. West, along the common line of said Church tract (Volume 82146, Page 3206), and said Lot 1, a distance of 250.90 feet to a point for the northwest corner of said Church tract (Volume 82146, Page 3206) from which a 1/2 inch iron rod found bears South 00 deg. 10 min. 01 sec. East, 0.80 foot, said corner being in the south line of said Lot 11, Block 13;

THENCE North 89 deg. 58 min. 30 sec. West, along the common line of said Lot 11 and said Lot 1, a distance of 5.32 feet to a 3/8 inch iron rod found for the Southwest corner of said Lot 11;

THENCE North 08 deg. 35 min. 47 sec. East, continuing along the common line of said Lot 11 and said Lot 1, a distance of 161.40 feet to a 1 inch pipe found for the Northwest corner of said Lot 11, same being the Southwest corner of Rock Creek Drive (80 foot right-of-way);

THENCE North 89 deg. 34 min. 31 sec. East, along the common line of said Lot 11 and said Rock Creek Drive, a distance of 68.07 feet to a 1/2 inch iron rod with yellow cap found for the Northeast corner of said Lot 11, same being the Northwest corner of Lot 10, said Block 13, Wildwood Oaks Addition;

THENCE South 00 deg. 17 min. 01 sec. West, along the common line of said Lots 11 and 10, a distance of 160.13 feet to a 60D nail found which bears South 89 deg. 39 min. 42 sec. East, 1.33 feet for the Southeast corner of said Lot 11, same being the Southwest corner of said Lot 10, same being in the north line of said Church tract (Volume 82146, Page 3206);

THENCE South 89 deg. 58 min. 30 sec. East, along the north line of said Church tract (Volume 82146, Page 3206), and the south line of aforesaid Block 13, a distance of 339.27 feet to an "X" cut found for the northeast corner of the herein described tract;

THENCE South 00 deg. 10 min. 01 sec. East, through the interior of said Church tract (Volume 82146, Page 3206), a distance of 250.64 feet to a 1/2 inch iron rod found with a red plastic cap for the southeast corner of the herein described tract, same being in the south line of said Church tract, same being in the north line of aforesaid Block 1, Wild Rose Addition;

THENCE South 89 deg. 59 min. 23 sec. West, along the south line of said Church tract (Volume 82146, Page 3206), and the north line of said Block 1, a distance of 425.34 feet to the POINT OF BEGINNING and containing 119,405 square feet or 2.741 acres of computed land, more or less.

PD REGULATIONS

SF-1 ZONING		
DESIGNATION	REQUIRED	PROPOSED
MINIMUM LIVING AREA (SF)	2,400 SF	2,000 SF
MIN LOT SIZES & DIMS (SF)	REQUIRED	PROPOSED
WIDTH	80	80
DEPTH	120	100 (AVG)
MINIMUM YARD SETBACKS (FT)	REQUIRED	PROPOSED
FRONT	30	25
SIDE ON STREET	15	15
	REQUIRED	PROPOSED
MINIMUM ROOF PITCH	6:12	6:12

MATERIALS
PER CITY REQUIREMENTS

GARAGES
SIDE ENTRY

ROOF MATERIAL
STANDING SEAM METAL ROOF

GRAPHIC SCALE
0 20 40 80
(IN FEET)
1 inch = 40 ft.

OWNER/ DEVELOPER/APPLICANT
A & A SYSTEMS, LLC
KEVIN ROWELL
P.O. BOX 14
WEATHERFORD, TX 75252
972-881-5210 TELE

ENGINEER
VASQUEZ ENGINEERING, LLC
JUAN J. VASQUEZ, P.E.
1919 S. SHILOH ROAD
SUITE 440, LB 44
GARLAND, TEXAS 75042
972-278-2948 TELE
972-271-1383 FAX

PLANNED DEVELOPMENT CONCEPT PLAN WILDWOOD OAKS ADDITION PHASE II LOTS 1–7, BLOCK 13 2.741 ACRES CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS DECEMBER 04, 2018

CASE NUMBER Z181201/CP181201

VASQUEZ ENGINEERING L.L.C.
1919 S. SHILOH RD
Suite 440, LB44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration # F-12266

THIS DOCUMENT IS FOR INTERIM REVIEW PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES
JUAN J. VASQUEZ, P.E.
DATED 12/04/2018
VASQUEZ ENGINEERING, L.L.C.
TX REG. F-12266

DEVELOPER:
A&A SYSTEMS, LLC
KEVIN ROWELL
PO BOX 14
WEATHERFORD, TX 76086

PD CONCEPT PLAN

LOTS 1-7, BLOCK 13
WILDWOOD OAKS ADDITION PHASE II
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

Scale: 1" = 40'
Designed by: JJV
Drawn by: JJV
Checked by: JJV
645-01\dwg\PD CONCEPT PLAN.dwg
Date: 11/12/2018

SHEET
PD1