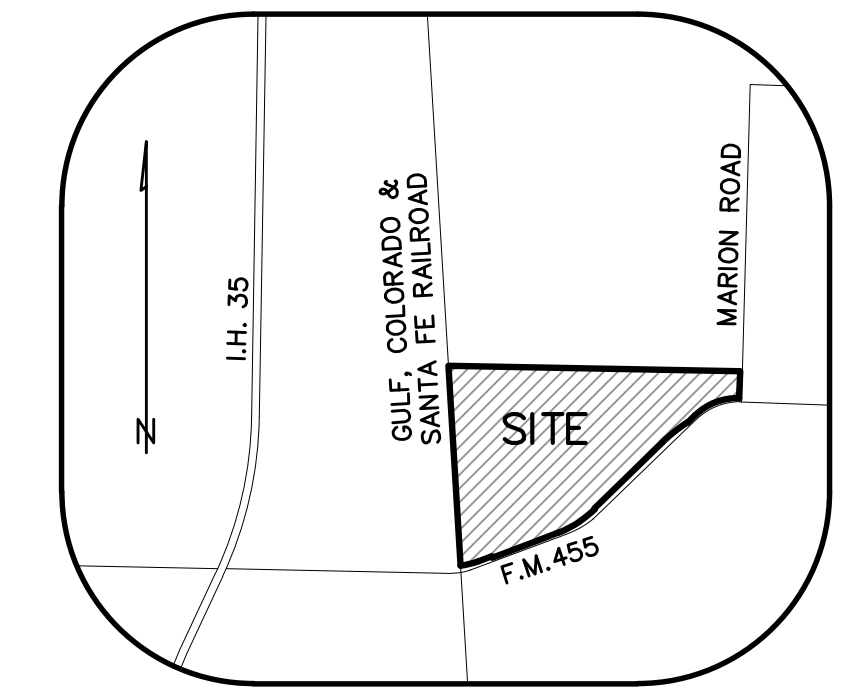
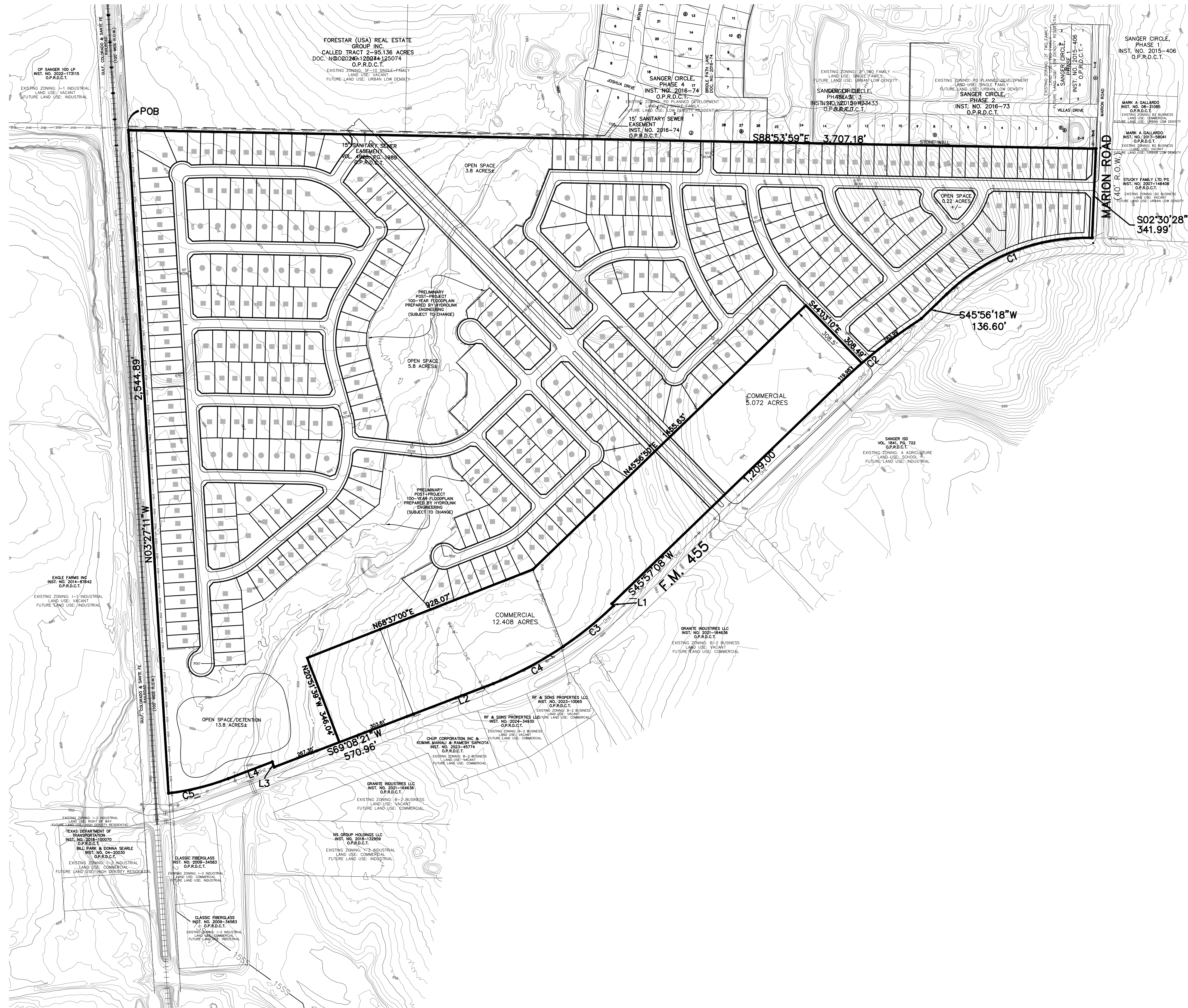


Exhibit C



VICINITY MAP
N.T.S.



DEVELOPMENT STANDARDS

Lot Type	TYPE 1	TYPE 2
Minimum Lot Width	50'	60'
Minimum Lot Area (SQ FT)	6,000	7,200
Minimum Lot Depth	110'	110'
Minimum Front Yard Setback	20'	20'
Minimum Rear Yard Setback	15'	15'
Minimum Side Yard Setback	5'	5'
Exterior at Corner	15'	15'
Exterior at Corner - Garage Face	20'	20'
Minimum Dwelling Area (SQ FT)	See Note	See Note
Maximum Lot Coverage	65%	65%
Maximum Height	35'	35'

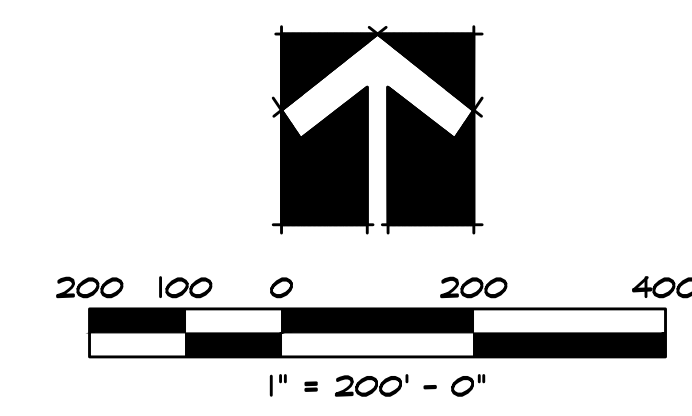
NEIGHBORHOOD DATA

LOT TYPE LOTS

- TYPE 1 296 79%
- TYPE 2 78 21%

TOTAL 374

EXISTING ZONING: A (AGRICULTURAL DISTRICT) AND I-1 (INDUSTRIAL DISTRICT)
 PROPOSED ZONING: B-2 (BUSINESS DISTRICT) AND SF-8 (SINGLE FAMILY RESIDENTIAL DISTRICT)



**EXHIBIT A
CONCEPTUAL PLAN**

HIGH POINT

5,702,307 SQUARE FEET OR 130.907 ACRES
 OUT OF THE RUEBEN BEBEE SURVEY, ABSTRACT NO. 299,
 CITY OF SANGER, DENTON COUNTY, TEXAS

VERITAS COMMUNITIES 6060 North Central Exp. Suite 400 Dallas, Texas 75206 Contact: Kevin Lazares	APPLICANT (408)348-2944
GEORGIAN BAY FUNDING LLC 4323 Glover Road Dallas, Texas 75220 Contact:	OWNER (xxx)xxx-xxxx
JBI PARTNERS, INC. 2121 Midway Road, Suite 300 Carrollton, Texas 75006 Contact: Jerry Sylo jsylo@jbipartners.com TBPE No. F-438 TBPLS No. 10076000	PLANNER/SURVEYOR/ENGINEER (972)248-7676

Submitted: June 9, 2025