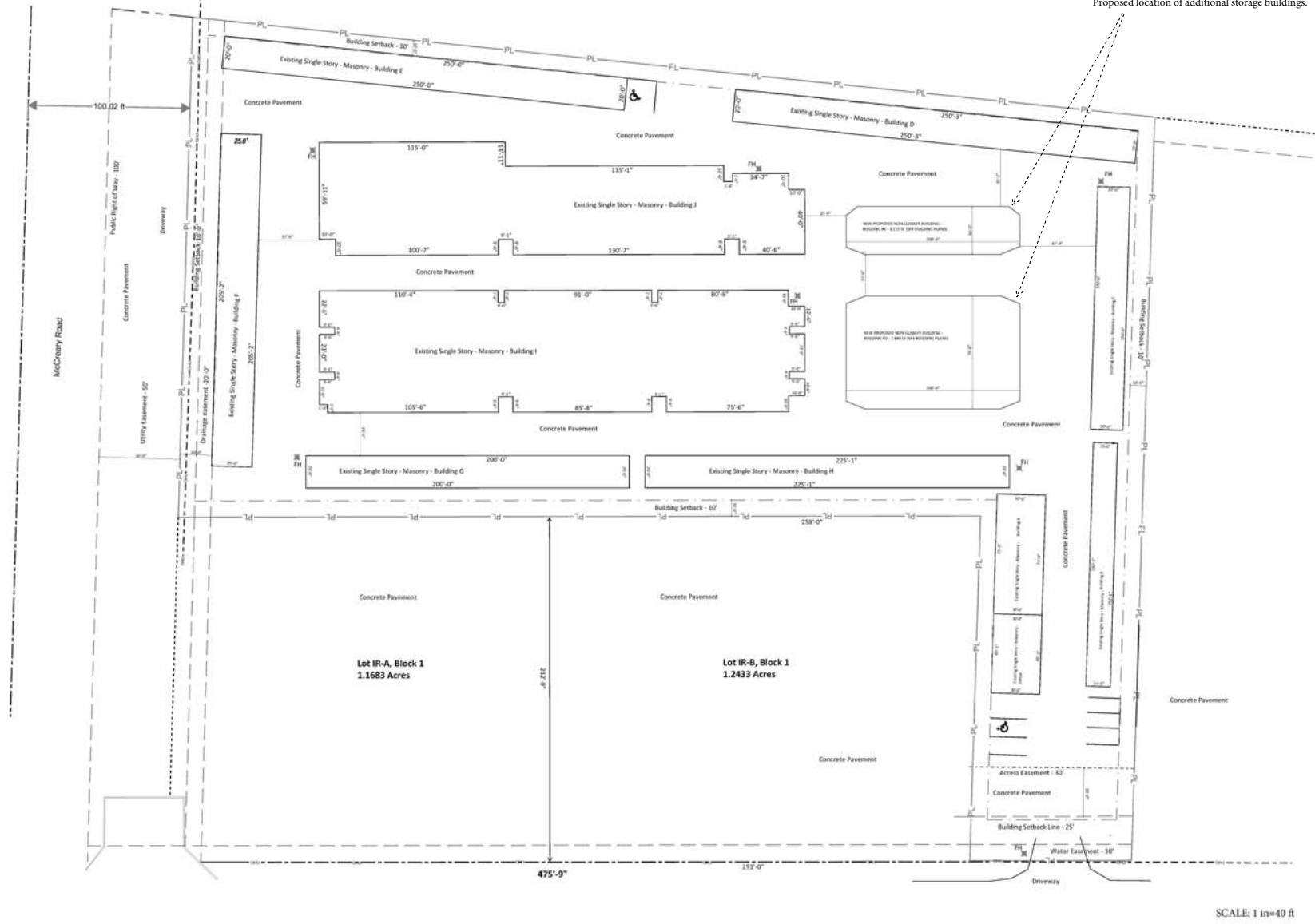
EXHIBIT C

NSA OPTIVEST HOLDINGS - RIGHT SPACE STORAGE

3475 W. FM 544, Wylie, Texas 75098

BLK 1, LOT 2R; ID: R-8451-001-002R-1



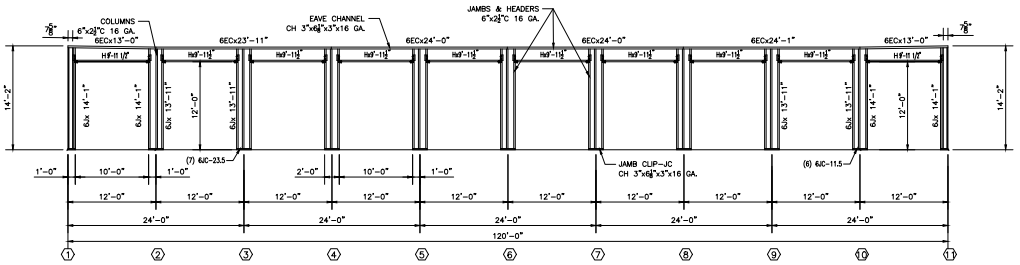
SCALE: 1 in=40 ft

No.	Revision/Issue	Date
1	Revised/Permit	08/30/21
2		
3		
4		
5		

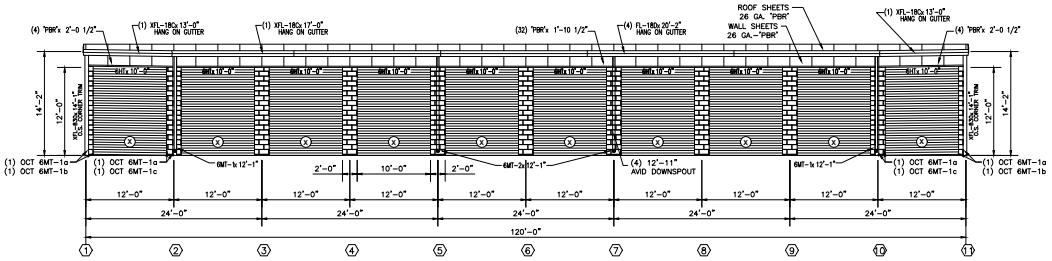
RIGHT SPACE
WYLIE, TX

AVID BUILDING SYSTEMS
P.O. BOX 5879 ADJUD ROAD TEXAS 78602-5879
1-877-856-2843 1-512-491-9255 1-512-491-9293 FAX

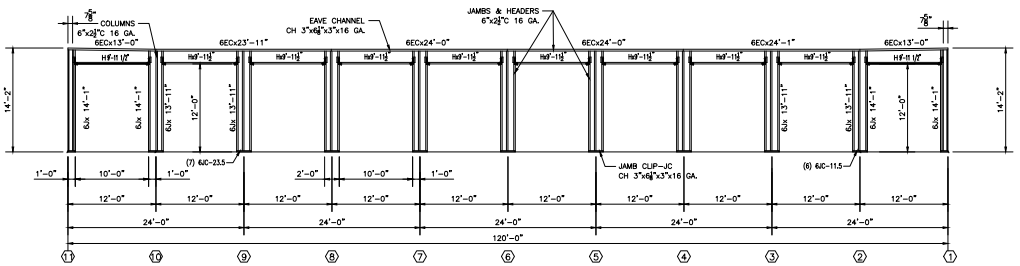
REVISED



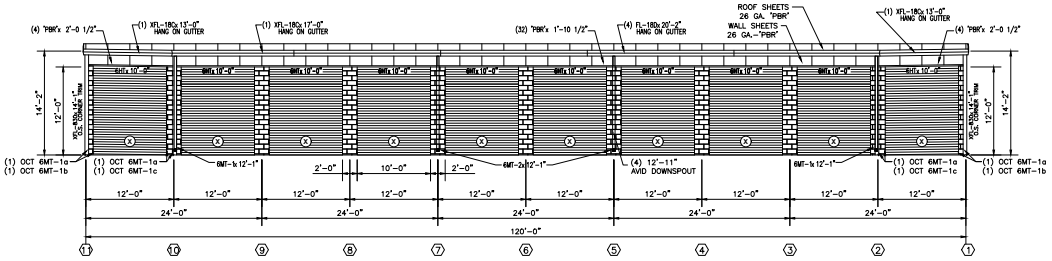
SIDEWALL FRAMING ELEVATION @ COLUMN LINE A
BUILDING 2 – SCALE: 1/8" = 1'-0"



SIDEWALL SHEETING ELEVATION @ COLUMN LINE A
BUILDING 2 – SCALE: 1/8" = 1'-0"



SIDEWALL FRAMING ELEVATION @ COLUMN LINE Q
BUILDING 2 – SCALE: 1/8" = 1'-0"



SIDEWALL SHEETING ELEVATION @ COLUMN LINE Q
BUILDING 2 – SCALE: 1/8" = 1'-0"

No.	Revision/Issue	Date
1	Approval	07/22/21
2	Revision	01/27/22
3		
4		
5		

CARTER–RIGHT SPACE STORAGE
WYLIE, TX

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AVID BUILDING SYSTEMS
P.O. BOX 1879 ROUND ROCK, TEXAS 78683-1879
1-877-4BX-2843 1-512-491-9535 1-512-491-9593 FAX

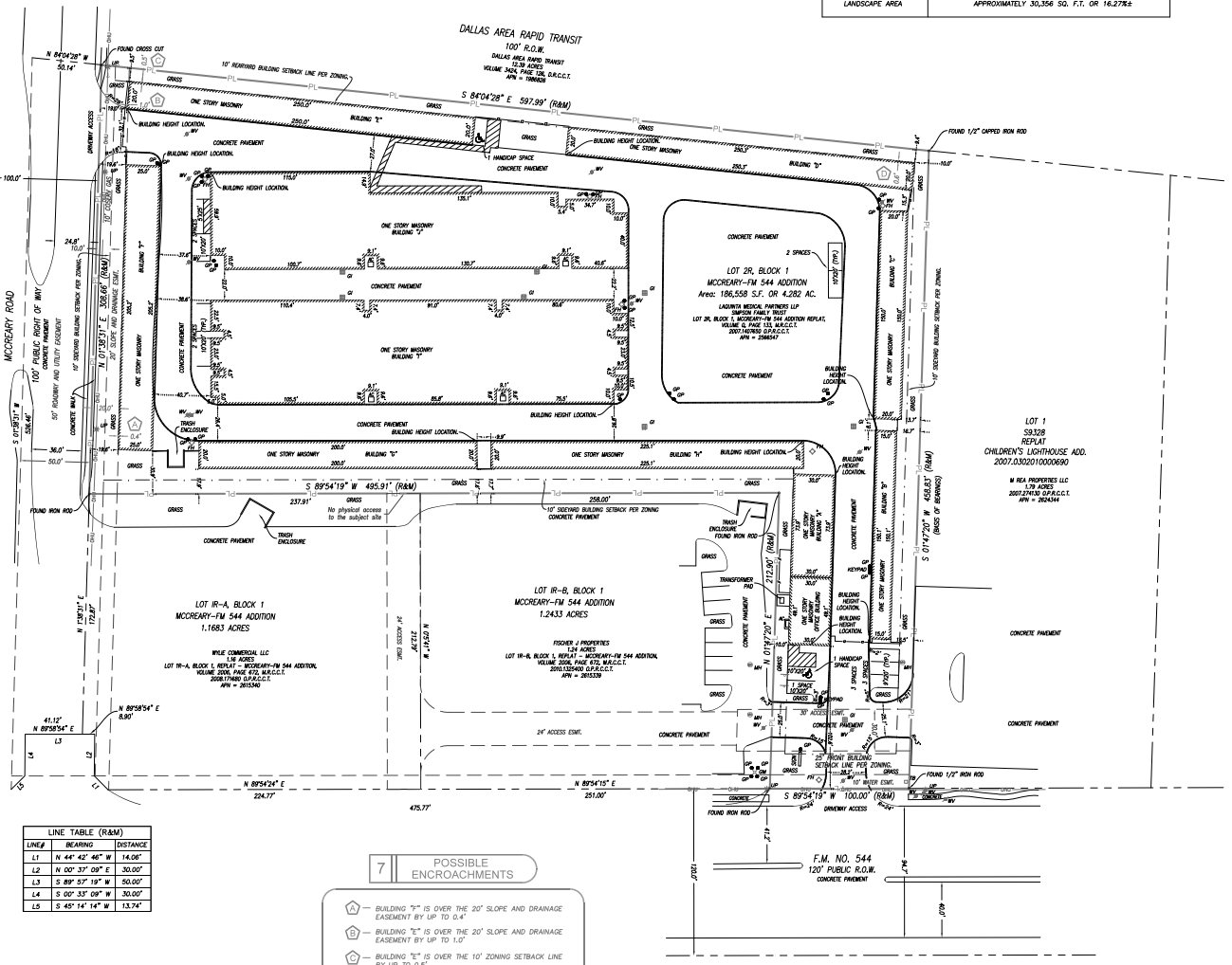
BUILDING 2

DESCRIPTION	SIDE WALL ELEVATIONS
DWG BY	CMK
CHECKED BY	
JOB NO.	80823
Date	07-12-2021
Scale	Ref. Drawing
SHEET	A-3
OF	SHEETS

CDS COMMERCIAL DUE DILIGENCE SERVICES

19 SURVEY DRAWING

LOT COVERAGE	APPROXIMATELY 72,021 SQ. F.T. OR 38.61%±
LANDSCAPE AREA	APPROXIMATELY 30,356 SQ. F.T. OR 16.27%±



LINE TABLE (R&M)		
LINE#	BEARING	DISTANCE
L1	N 44° 42' 46" W	14.06'
L2	N 00° 37' 09" E	30.00'
L3	S 89° 57' 19" W	50.00'
L4	S 00° 33' 09" W	30.00'
L5	S 45° 14' 14" W	13.74'

7 POSSIBLE ENCROACHMENTS

- (A) — BUILDING "A" IS OVER THE 20' SLOPE AND DRAINAGE EASEMENT BY UP TO 0.4'
- (B) — BUILDING "E" IS OVER THE 20' SLOPE AND DRAINAGE EASEMENT BY UP TO 1.0'
- (C) — BUILDING "E" IS OVER THE 10' ZONING SETBACK LINE BY UP TO 0.5'
- (D) — BUILDING "D" IS OVER THE 10' ZONING SETBACK LINE BY UP TO 0.6'

10 BASIS OF BEARINGS

THE EAST LINE OF LOT 2R, BLOCK 1 IN McCREARY–FM 544 ADDITION REPLAT HAVING A BEARING OF SOUTH 01 DEGREES 47 MINUTES 20 SECONDS WEST ACCORDING TO THE PLAT RECORDED IN VOLUME Q, PAGE 133 OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS.

CONTROLLING MONUMENTS:

The found 1/2" capped iron Rod at the Northeast corner of the subject property and the found 1/2" iron rod at the Southeast corner of the subject property.

12 PARKING INFORMATION

10 REGULAR STRIPED PARKING SPACES
2 STRIPED HANDICAP SPACES
12 TOTAL STRIPED PARKING SPACES

13 LAND AREA

4.282 ACRES
186,534 SQUARE FEET

14 BUILDING AREA

BUILDING A	2,217 SQUARE FEET
BUILDING B	2,252 SQUARE FEET
BUILDING C	3,000 SQUARE FEET
BUILDING D	5,006 SQUARE FEET
BUILDING E	5,000 SQUARE FEET
BUILDING F	5,130 SQUARE FEET
BUILDING G	4,000 SQUARE FEET
BUILDING H	4,502 SQUARE FEET
BUILDING I	21,870 SQUARE FEET
BUILDING J	17,571 SQUARE FEET
OFFICE	1,473 SQUARE FEET

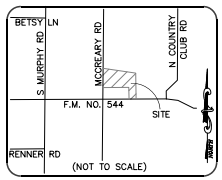
(SEE NOTE 11)

15 BUILDING HEIGHT

BUILDING A	11.3 FEET
BUILDING B	11.3 FEET
BUILDING C	10.0 FEET
BUILDING D	10.0 FEET
BUILDING E	10.0 FEET
BUILDING F	10.0 FEET
BUILDING G	10.0 FEET
BUILDING H	10.0 FEET
BUILDING I	12.0 FEET
BUILDING J	12.0 FEET
OFFICE	21.4 FEET

(SEE NOTE 10)

16 VICINITY MAP



The surveying company: Commercial Due Diligence Services certifies to the accuracy and sufficiency of the survey provided hereon.

CDS COMMERCIAL DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Main Office Phone No.: 405-253-2444

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17 NORTH ARROW / SCALE

GRID NORTH

0 20' 40' 60' 80'

SCALE: 1" = 40'

9 LEGEND

PROPERTY LINE
EASEMENT LINE
ADJACENT LINE
ZONING SETBACK LINE
FENCE IRON
FENCE WOOD
OVERHEAD UTILITY LINES
BUILDING FACE
TREE LINE
FIRE HYDRANT
MANHOLE
GUY ANCHOR
INLET OPEN GRATE
LIGHT POLE
GUARD POST
SIGN ON POST
TELEPHONE RISER
UTILITY POLE
WATER WATER
HANDICAP PARKING

C = CALCULATED CALL
R = RECORD CALL
(R&M) = RECORD & MEASURED
R.O.W. = RIGHT-OF-WAY
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCING
CSE. = CENTERED AREA
O.P.R.C.C.T. = OFFICIAL PLAT RECORDS COLLIN COUNTY, TEXAS

18 TEXAS BOUNDARY SURVEY

This survey was made in accordance with the current Texas Society of Professional Surveyors Standards and Specifications

This Work Coordinated By:

CDS COMMERCIAL DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Main Office Phone No.: 405-253-2444
Toll Free: 888.457.7878

Prepared For:

20 PROJECT ADDRESS

3475 W. FM 544
Wylie, Texas 75098

Project Name:
Carter-RightSpace-Wylie TX

CDS Project Number:
21-09-0286

Site Summary

Project:
Right Space Storage Expansion
3475 W. FM 544, Wylie, Texas 75098

Existing Zoning:
CC (Commercial Corridor)

Proposed Use:
Storage

Lot Area:
186,534 SF or 4.282 Acres

Existing Storage Use:
72,021 sf

Proposed Additional Storage:
10,595 sf

Total Combined Storage Footage (New & Existing):
82,616 sf

Landscaped Area:
Approximately 30,356 sf or 16.27%