



EXHIBIT "C"

SURVEY PLAT OF 5.575 ACRES (242,867 SQUARE FEET) OF LAND IN THE MARQUITA CASTRO SURVEY NUMBER 50, ABSTRACT NUMBER 160, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED TRACT I: 364.305 ACRES DESCRIBED TO RH PIONEER NORTH, LLC, IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2017178604 OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS, SAID 5.575 ACRES OF LAND BEING SHOWN ON THE ATTACHED SKETCH AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOW:

BEGINNING a capped one-half inch iron rod set having grid coordinates of N(Y) 10112683.552, E(X) 3152598.076 United States state plane coordinate system, Texas Central Zone 4203, North America Datum 1983, for the east corner of the herein described 5.575 acres of land, same being a point on an upper southeast line of the said 364.305 acres of land and a point on the northwest line of those certain tracts of land described to Jennifer Jo Bird in that certain Special Warranty Deed as recorded in Document Number 2002068364 Official Public Records Travis County, Texas, and that called 5.00 acres of land described to John Bird and Jennifer Jo Bird in that certain Warranty Deed as recorded in Volume 9064, Page 270, Real Property Records Travis County, Texas and from this point a one-half inch inside diameter iron pipe found for an upper exterior angle corner of the said 364.305 acres of land, same being the south corner of Lot 1, The Thomison Subdivision, a subdivision in Travis County, Texas, according to the plat recorded in Volume 73, Page 46, Plat Records Travis County, Texas, bears North 30°50'14" East, a distance of 1619.62 feet;

THENCE South 30°50'14" West, a distance of 453.95 feet along the common dividing line of said 364.305 acres of land and the said Bird tracts of land to a capped one-half inch iron rod set for the south corner of the herein described 5.575 acres of land, same being a point on last said common dividing line and from this point the upper south corner of the said 364.305 acres of land, same being a point on a northeast line of that called 47.72 acres of land described to Clifford M. Frank and spouse Karin C. Frank in that certain Warranty Deed With Vendor's Lien as recorded in Volume 12512, Page 2266, Real Property Records Travis County, Texas, bears South 30°50'14" West, a distance of 282.19 feet;

THENCE departing the common dividing line of the said 364.305 acres of land and the said Bird tracts of land and crossing over and severing from the said 364.305 acres of land the following three (3) courses:

- 1) North 59°30'43" West, a distance of 531.72 feet to a to a capped one-half inch iron rod set for the west corner of the herein described 5.575 acres of land;
- 2) North 30°29'17" East, a distance of 457.20 feet to a capped one-half inch iron rod set for the north corner of the herein described 5.575 acres of land;

- 3) South 59°09'46" East, a distance of 534.49 feet to the POINT OF BEGINNING and containing 5.575 acres of land or 242,867 square feet of land more or less.

BASIS OF BEARINGS IS GRID NORTH, UNITED STATES STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE 4203, NAD83.

I hereby certify that these field notes were prepared from an on the ground survey made under my supervision in June 2017.

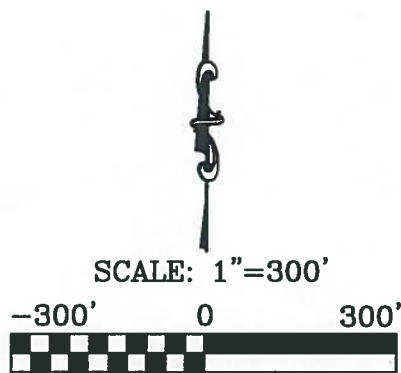
Prepared By: AUSTIN ENERGY


Robert C. Steubing
Registered Professional Land Surveyor No. 5548



04/02/2019
Date

SKETCH TO ACCOMPANY FIELD NOTES



RH PIONEER NORTH, LLC
Special Warranty Deed
Doc No. 2017178604 OPRTCT
Tract 1: 364.305 Acres of Land

Wastewater Line Esmnt
per Doc No. 2008082161 OPRTCT

MARQUITA CASTRO SURVEY NO. 50 ABSTRACT NO. 160

RH PIONEER NORTH, LLC
Special Warranty Deed
Doc No. 2017178604 OPRTCT
Tract 1: 364.305 Acres of Land

Wastewater Line Esmnt
per Doc No. 2008082161 OPRTCT

JENNIFER JO BIRD
54.3394 ACRES
DOC NO. 2002068364 OPRTCT

JOHN BIRD AND JENNIFER JO BIRD
VOL. 9064, PG. 270 RPRTCT
5.00 ACRES

Proposed AE
Transmission Easement

5.575 ACRES
242,867 Sq.Ft.
NORTHEAST SUBSTATION

P.O.B.
N(Y) 10112683.552
E(X) 3152598.076
Grid Coordinates Tx.
Central Zone 4203
NAD83

LEGEND

- ⊙ One-Half Inch Inside Diameter Iron Pipe Found
- Iron Rod Set with Cap Stamped "RPLS 5548"
- △ Calculated Point
- P.O.B. Point Of Beginning
- DRTCTX Deed Records Travis County, Tx
- RPRTCTX Real Property Records Travis County, Tx
- OPRTCTX Official Public Records Travis County, Tx
- PRCTCTX Plat Records Travis County, Tx

Location 100' LCRA
Easement per Vol. 668 Pg. 328 DRTCT

Yager Hulsey, LLC
Special Warranty Deed
Doc No. 2018034315 OPRTCT
CALLED: 38.73 Acres of Land

NOTES:

BEARING BASIS IS GRID NORTH, U.S. STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL
ZONE 4203, NAD 83, DISTANCES HEREON ARE GRID.

Clifford M. Frank and spouse, Karin C. Frank
Warranty Deed With Vendor's Lien
Vol. 12512, Pg. 2286 RPRTCT
CALLED: 47.72 Acres of Land

SHEET 3 of 4

EASEMENTS, BUILDING LINES AND/OR CONDITIONS OF RECORDS PER G/F# 1721726-KFO

- g. Easement granted to the Lower Colorado River Authority by instrument recorded in Volume 623, Page 601, Deed Records, Travis County, Texas. DOES NOT AFFECT THIS TRACT
- h. Easement granted to the Lower Colorado River Authority by instrument recorded in Volume 629, Page 125, Deed Records, Travis County, Texas. DOES NOT AFFECT THIS TRACT
- i. Easement granted to the Lower Colorado River Authority by instrument recorded in Volume 630, Page 47, Deed Records, Travis County, Texas. DOES NOT AFFECT THIS TRACT
- j. Easement granted to the Lower Colorado River Authority by instrument recorded in Volume 668, Page 328, Deed Records, Travis County, Texas. DOES NOT AFFECT THIS TRACT
- k. Easement granted to the City of Austin by instrument recorded in Volume 10788, Page 553, Real Property Records, Travis County, Texas. DOES NOT AFFECT THIS TRACT
- l. Easement granted to the City of Austin by instrument recorded in Volume 11307, Page 95, Real Property Records, Travis County, Texas. DOES NOT AFFECT THIS TRACT
- m. Easement granted to the City of Austin by instrument recorded in Volume 11604, Page 551 Real Property Records, Travis County, Texas. DOES NOT AFFECT THIS TRACT
- n. Easement granted to the City of Austin by instrument recorded in Volume 11604, Page 557, Real Property Records, Travis County, Texas. DOES NOT AFFECT THIS TRACT
- o. Easement granted to Travis County by instrument recorded in Volume 12635, Page 22 Real Property Records, Travis County, Texas. DOES NOT AFFECT THIS TRACT
- p. Easement granted to Ensearch Corporation by instrument recorded in Volume 12902, Page 2192, Real Property Records, Travis County, Texas. DOES NOT AFFECT THIS TRACT
- q. Easement granted to Ensearch Corporation by instrument recorded in Volume 12926, Page 564, Real Property Records, Travis County, Texas. DOES NOT AFFECT THIS TRACT
- r. Easement granted to the State of Texas by instrument recorded in Document No. 2000141413, Official Public Records, Travis County, Texas. DOES NOT AFFECT THIS TRACT
- s. Easement granted to the City of Austin by instrument recorded in Document No. 2008082161, Official Public Records, Travis County, Texas. DOES NOT AFFECT THIS TRACT
- t. Easement granted to the City of Austin by instrument recorded in Document No. 2008082162, Official Public Records, Travis County, Texas. DOES NOT AFFECT THIS TRACT
- u. Easement granted to the City of Austin by instrument recorded in Document No. 2008195139, Official Public Records, Travis County, Texas. DOES NOT AFFECT THIS TRACT
- v. Easement granted to the Southwestern Bell Telephone, d/b/a AT&T Texas by instrument recorded in Document No. 2009061391, Official Public Records, Travis County, Texas. DOES NOT AFFECT THIS TRACT
- w. Terms, conditions and stipulations of that certain Access Easement Agreement recorded in Volume 12666, Page 965, Real Property Records, Travis County, Texas. DOES NOT AFFECT THIS TRACT
- x. Terms, conditions and stipulations of that certain Temporary Access Easement Agreement recorded in Volume 12783, Page 841, Real Property Records, Travis County, Texas. DOES NOT AFFECT THIS TRACT
- y. Terms, conditions and stipulations of that certain Farm Pond Agreement recorded in Volume 1535, Page 137, Deed Records, Travis County, Texas. DOES NOT AFFECT THIS TRACT
- z. Terms, conditions and stipulations of that certain Licence Agreement recorded in Document No. 2007034523, Official Public Records, Travis County, Texas. DOES NOT AFFECT THIS TRACT

SURVEYORS CERTIFICATION

TO THE OWNER AND/OR LEASHOLDER, THE UNDERSIGNED
HEREBY CERTIFY THAT THE SURVEY WAS MADE ON THE
GROUND OF THE PROPERTY SHOWN HEREON AND TO THE
BEST OF MY KNOWLEDGE IS CORRECT AND SAID PROPERTY
HAS ACCESS TO A DEDICATED ROADWAY SHOWN HEREON.

Robert C. Steubing 04/02/2019
ROBERT C. STEUBING (612-605-7146) DATE
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5548

EASEMENTS, BUILDING LINES AND/OR CONDITIONS OF RECORDS
AS PER TITLE COMMITMENT NUMBER 1721726-KFO AS PROVIDED BY
FIDELITY NATIONAL TITLE INSURANCE COMPANY.

