



EXHIBIT "C"

SURVEY OF 0.130 ACRES OR 5,645 SQUARE FEET OF LAND IN THE THOMAS ANDERSON LABOR NUMBER 90, ABSTRACT NUMBER 28, AND BEING A PART OF LOT 1, THE PATTON RANCH I, PHASE A, A SUBDIVISION IN TRAVIS COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 81, PAGE 140, PLAT RECORDS, TRAVIS COUNTY, TEXAS, AS DESCRIBED TO FREESCALE SEMICONDUCTOR, INC., A DELAWARE CORPORATION IN THAT CERTAIN DEED WITHOUT WARRANTY RECORDED IN DOCUMENT NUMBER 2004063805, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, THE HEREIN DESCRIBED 0.130 ACRES OF LAND BEING SHOWN ON THE ATTACHED SKETCH MARKED EXHIBIT "C" AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a one-half inch iron rod with a plastic cap stamped "AE EASEMENT" set having Grid Coordinates of Y(N) 10059509.109, X(E) 3074003.753 United States state plane coordinate system, Texas Central Zone 4203, NAD83, set coincident with the intersection of a northeast line of that certain Easement described to the City of Austin in Volume 8303, Page 753, Deed Records, Travis County, Texas with a southwest line of a called Tract II Parcel Two (2): 3.227 acres of land in that certain Electric Transmission Easement described to The City of Austin, Texas in Document Number 2004222585, Official Public Records, Travis County, Texas, for the north corner of the herein described 0.130 acres of land and from this point a one-half inch iron rod found for the northwest corner of the said Lot 1, The Patton Ranch, same being the south corner of a called Lot 115, Block B, Lantana Southwest, Phase 1, a subdivision in Travis County, Texas, according to the Plat recorded in Document 200300137, Official Public Records, Travis County, Texas and a point of the northeast line of a called Lot A, The Murchison Addition, a subdivision in Travis County, Texas according to the Plat recorded in Volume 61, Page 61, Plat Records, Travis County, Texas bears North 29°10'44" West, a distance of 584.06 feet crossing over the said Lot 1, The Patton Ranch;

THENCE crossing over the said Lot 1, The Patton Ranch, the following five (5) courses to one-half inch iron rods with a plastic cap stamped "AE EASEMENT" set:

1. South 27°48'29" East, coincident with a southwest line of the said 3.227 acres of land, a distance of 73.30 feet for an interior angle corner in the northeast line of the herein described 0.130 acres of land;
2. South 35°52'55" East, coincident with a southwest line of the said 3.227 acres, a distance of 142.28 feet for an exterior angle corner in the northeast line of the herein described 0.130 acres of land;
3. South 19°36'59" East, departing the southwest line of the said 3.227 acres of land, a distance of 98.78 feet for the east corner of the herein described 0.130 acres of land, and a point coincident with the northwest line of that called 0.645 acres of land described to The City of Austin in that certain Electric Utility Easement recorded in Document Number 2006093431, Official Public Records, Travis County, Texas, and from this point a one-half inch iron rod found for an exterior angle corner in the northeast line of the said 0.645 acres of land bears the following two (2) courses labeled A-B:

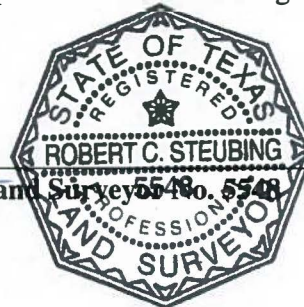
EXHIBIT "C"

- A) North 64°33'53" East, coincident with the northwest line of the said 0.645 acres of land, a distance of 24.17 feet to a calculated point not set for the north corner of the said 0.645 acres of land;
- B) Coincident with a non-Tangent curve to the left, the said curve being concave to the northeast and having the following Curve Elements: a Delta Angle of 05°36'53", a Radius Length of 1,381.68 feet, an Arc Length of 135.40 feet, the chord which Bears South 45°04'41" East, a Chord Distance of 135.35 feet;
4. South 64°33'53" West, coincident with the northwest line of the said 0.645 acres of land, a distance of 25.00 feet to a point at the intersection of the northeast line of the said Easement described in Volume 8303, Page 753, Deed Records, Travis County, Texas, with the northwest line of the said 0.645 acres of land and the south corner of the herein described 0.130 acres of land and from this point a one-half inch iron rod found for an exterior corner in the southwest line of the said Lot 1, The Patton Ranch, same being a point on the northeast line of a called Lot 3, John R. Pond Subdivision, a subdivision in Travis County, Texas according to the Plat recorded in Volume 35, Page 45, Plat Records, Travis County, Texas and having been described to Alvin Billy Wayne Dougherty, Jr. and Rachel Hampton in that certain Heirship Deed recorded in Document Number 2018041072, Official Public Records, Travis County, Texas bears the following two (2) courses labeled A-B:
- A) South 64°33'53" West, coincident with the northwest line of the said 0.645 acres of land, a distance of 50.16 feet to a calculated point not set on the common dividing line of the said Lot 1, The Patton Ranch and the said Lot 1, John R. Pond Subdivision;
- B) South 24°48'19" East, along the common dividing line of the said John R. Pond Subdivision and the said Lot 1, The Patton Ranch, a distance of 662.05 feet;
5. North 24°17'53" West, coincident with a northeast line of the said Easement described in Volume 8303, Page 753, Deed Records, Travis County, Texas, a distance of 311.49 feet to the **Point Of Beginning** and containing 0.130 acres or 5,645 square feet of land, more or less.

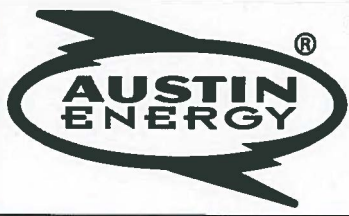
BASIS OF BEARINGS IS GRID NORTH, UNITED STATES STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE 4203, NAD83, GRID DISTANCE RECITED HEREIN.

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

Robert C. Steubing
Robert C. Steubing



12/02/2019
Date



Lantana Southwest, Phase 1
Doc 200300197 OPRCT
Lot 115, Block B

Thomas Anderson
Labor Number 90
Abstract Number 28

EXHIBIT "C" SKETCH TO ACCOMPANY FIELD NOTES

The
Murchison Addition
Vol 61 Pg 61 PRTCT

Lot A

VI Jay Mehta, M.D.
Special Warranty Deed
Vol 11733 Pg 570 RPRCT
Called Lot A,
The Murchison Addition
Vol 61 Pg 61 PRTCT

The City of Austin, Texas
Electric Transmission Easement
Doc 2004222585 OPRCT
Tract II Parcel Two (2)
Called 3.227 Acres



SCALE: 1" = 100'

NUM	BEARING	DIST
L1	N 64°33'53" E	24.17'
L2	S 64°33'53" W	25.00'
L3	S 64°33'53" W	50.16'

NUM	DELTA	ARC	RADIUS	BEARING	DIST
C1	05°36'53"	135.40'	1,381.68'	S 45°04'41" E	135.35'

Legend

●	1/2" iron Rod Found
○	"AE EASEMENT" Capped Iron Rod Set
△	Calculated Point Not Set
P.O.B.	Point of Beginning
OPRTCT	Official Public Records, Travis County, Texas
RPRCT	Real Property Records, Travis County, Texas
PRTCT	Plat Records, Travis County, Texas
DRTCT	Deed Records, Travis County, Texas
Doc	Document Number
Vol	Volume
Pg	Page
---	Easement in Vol 8303 Pg 753 RPRCT
---	Easement in Doc 2004222585 OPRCT
---	Easement in Doc 2006093431 OPRCT

NOTES:

- P.O.B. COORDINATES = N(Y) 10059509.109 E(X) 3074003.753
GRID COORDINATES, TEXAS CENTRAL ZONE 4203, NAD83
 - BEARING BASIS IS GRID NORTH, UNITED STATES STATE PLANE COORDINATE SYSTEM,
TEXAS CENTRAL ZONE 4203, NAD 83, DISTANCES HEREON ARE GRID.
 - MAPSCO Panel No.: 6125 Travis County Central Appraisal District ID No.: 311726
- SHEET: 1 OF 2 Rev: 2019/12/02

DRAWING: H:\Survey\Surveying\Transmission ckts\969\AE Surveying\DWG\Aarons Drawings Emailed 9-11-2019\NXPTTRACT4_Revlsd.dwg

Freescall Semiconductor, Inc.
Deed Without Warranty
Doc 2004063805 OPRCT
Parcel 3
Lot 1, Patton Ranch 1, Phase A
Volume 81, Page 140 PRTCT

The Patton Ranch I,
Phase A
Vol 81 Pg 140
PRTCT

Elmo and Jo Frans
Living Trust
Warranty Deed
Doc# 2010194638 OPRCT
Called Lot 1-8, Resub Lot 1
Magness-Robinson Subdivision
Vol 54 Pg 57 PRTCT

S 27°48'29" E 73.30'

N 24°17'53" W 311.49'

0.130 Acres
5,645 SqFt

S 19°36'59" E
98.78'

John R. Pond
Subdivision
Vol 36 Pg 46
PRTCT

Patton Substation
Expansion

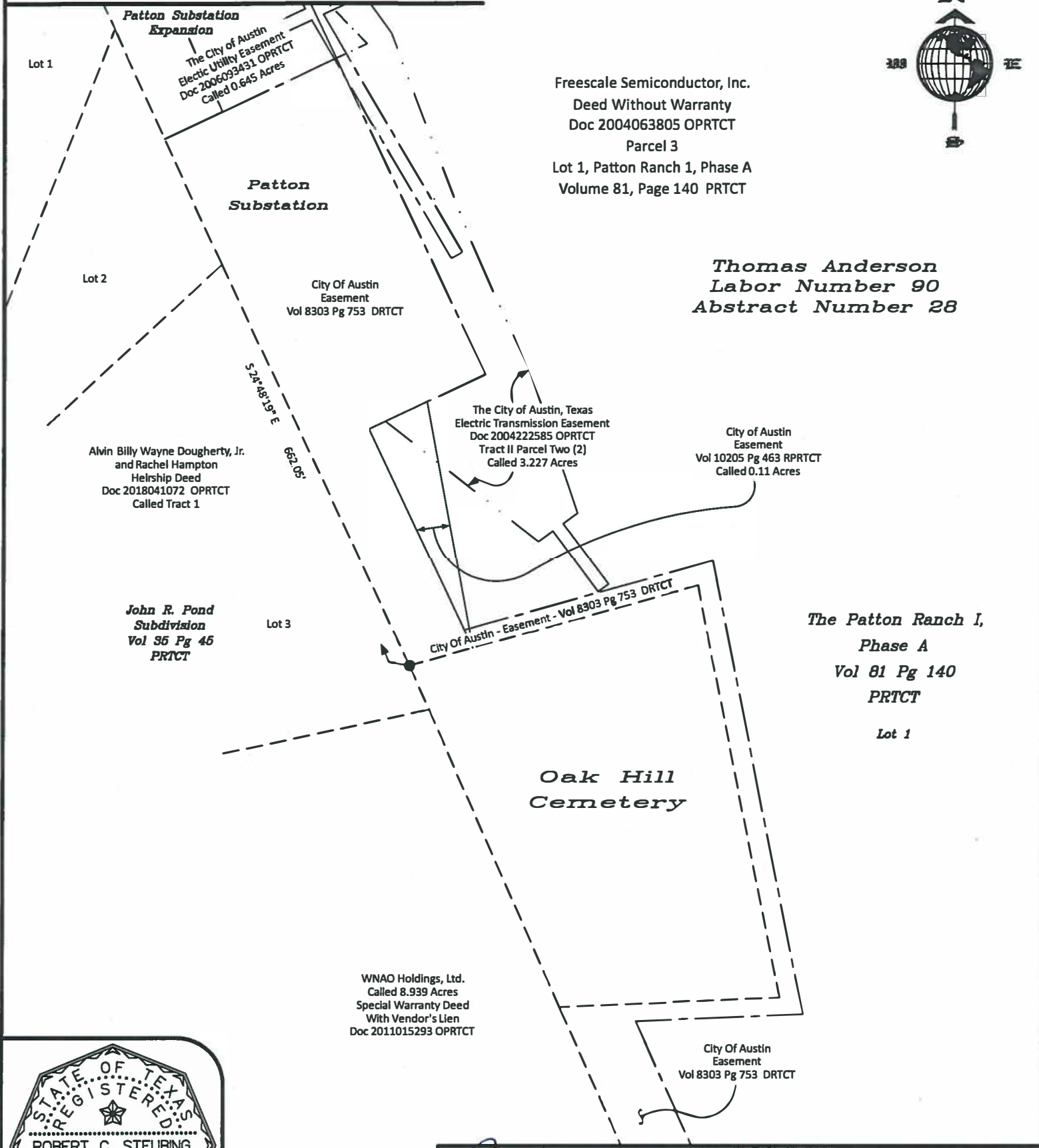
The City of Austin
Electric Utility Easement
Doc 2006093431 OPRCT
Called 0.645 Acres

Matchline - SHEET 1 of 2

EXHIBIT " C " SKETCH TO ACCOMPANY FIELD NOTES

Matchline - S H E E T 2 of 2

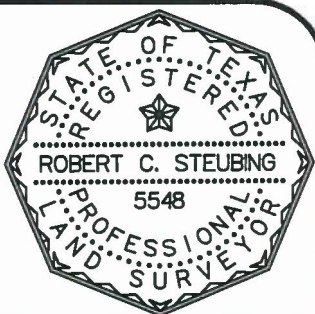
- 100' 0 100'
SCALE: 1" = 100'



Freescale Semiconductor, Inc.
Deed Without Warranty
Doc 2004063805 OPRCT
Parcel 3
Lot 1, Patton Ranch 1, Phase A
Volume 81, Page 140 PRTCT

Thomas Anderson
Labor Number 90
Abstract Number 28

The Patton Ranch I,
Phase A
Vol 81 Pg 140
PRTCT
Lot 1



SHEET: 2 OF 2
Rev: 2019/12/02

WNAO Holdings, Ltd.
Called 8.939 Acres
Special Warranty Deed
With Vendor's Lien
Doc 2011015293 OPRCT

Robert C. Steubing
ROBERT C. STEUBING (512-506-7140)
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5548

12/02/2019
DATE

DRAWING: H:\Survey\Surveying\Transmision ckts\969\AE Surveying\DWG\Aarons Drawings Emailed 9-11-2019\NXPTTRACT4_Revised.dwg