

Exhibit C

Legal Description of Area of the Waterline Easement to be Reserved

0.100 ACRE
LEIF JOHNSON, INC
WATERLINE EASEMENT

FN. NO. 21-098 (ABB)
JANUARY 4, 2022
JOB NO. 222012043

DESCRIPTION

A 0.100 ACRE OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS BEING A PORTION OF THAT CERTAIN 0.316 ACRE TRACT OF LAND CONVEYED TO JOHNSON SPECIAL LAND, LTD BY DEED OF RECORD IN _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.100 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a "X" cut in concrete found in the southerly right-of-way line of East Koenig Lane (R.O.W. varies), being the common northerly corner of Lot 1, Torino Plaza, a subdivision of record in Volume 62, Page 72 of the Plat Records of Travis County, Texas and said 0.316 acre tract;

THENCE, leaving said common corner, along the southerly line of East Koenig Lane, being the northerly line of said 0.316 acre tract, the following two (2) courses and distances:

- 1) S15°49'17"E, a distance of 17.68 feet to a 1/2 inch iron rod with "STANTEC" cap set;
- 2) S62°36'13"E, a distance of 0.61 feet to the **POINT OF BEGINNING** and northwesterly corner hereof;

THENCE, S62°36'13"E, continuing along the southerly line of East Koenig Lane, being the northerly line of said 0.316 acre tract and hereof, a distance of 20.58 feet to the northeasterly corner hereof;

THENCE, leaving the southerly line of East Koenig Lane, over and across said 0.316 acre tract, for a portion of the easterly line hereof, the following three (3) courses and distances:

- 1) S15°49'17"E, a distance of 2.42 feet to an angle point;
- 2) S26°04'23"W, a distance of 75.39 feet to an angle point;
- 3) S65°20'17"E, a distance of 30.93 feet to a point in the westerly right-of-way of Airport Boulevard (120' R.O.W.), being the easterly line of said 0.316 acre tract;

THENCE, S21°36'16"W, along the westerly line of Airport Boulevard, being the easterly line of said 0.316 acre tract, for a portion of the easterly line hereof, a distance of 15.01 feet to an angle point;

THENCE, leaving the westerly line of Airport Boulevard, over and across said 0.316 acre tract, for a portion of the easterly line hereof, the following four (4) courses and distances:

- 1) N65°20'17"W, a distance of 17.03 feet to an angle point;
- 2) S24°39'43"W, a distance of 4.91 feet to an angle point;
- 3) N65°20'17"W, a distance of 15.19 feet to an angle point;
- 4) S26°04'23"W, a distance of 120.90 feet to a point in the northerly right-of-way line of East 56th Street (60' R.O.W.), being the southerly line of said 0.316 acre tract for the southeasterly corner hereof, from which a 1/2 inch iron rod with "STANTEC" cap set in the westerly line of that certain 3,493 square foot tract of land conveyed to Johnson Special Land, LTD and River City Partners, LTD by deeds of record in Document Nos. 2004070228 and 2014010661 of said Official Public Records of Travis County, Texas, being the southeasterly corner of said 0.316 acre tract bears S61°56'48"E, a distance of 31.89 feet;

THENCE, N61°56'48"W, along the northerly line of East 56th Street, being the southerly line of said 0.316 acre tract, and hereof, a distance of 15.01 feet to the southwesterly corner hereof;

THENCE, leaving the northerly line of East 56th Street, over and across said 0.316 acre tract, for a portion of the westerly line hereof, the following two (2) courses and distances:

- 1) N26°04'23"E, a distance of 55.85 feet to an angle point;
- 2) N63°55'37"W, a distance of 15.29 feet to a point in the easterly line of that certain 0.896 acre tract of land conveyed to Johnson Special Land, LTD by deed of record in Document No. 2004070228 of said Official Public Records, being the westerly line of said 0.316 acre tract;

THENCE, N24°39'43"E, along the easterly line of said 0.896 acre tract, being the westerly line of said 0.316 acre tract, for a portion of the westerly line hereof, a distance of 15.00 feet to an angle point;

THENCE, leaving the easterly line said 0.896 acre tract, over and across said 0.316 acre tract, for a portion of the westerly line hereof, the following three (3) courses and distances:

- 1) S63°55'37"E, a distance of 15.66 feet to an angle point;
- 2) N26°04'23"E, a distance of 108.89 feet to an angle point;
- 3) N64°04'49"W, a distance of 18.34 feet to a point in the easterly line of said 0.896 acre tract, being the westerly line of said 0.316 acre tract;

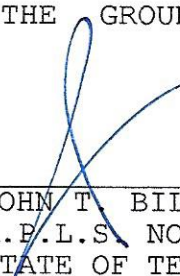
THENCE, N24°39'43"E, in part along the easterly line of said 0.896 acre tract, in part along the easterly line of said Lot 1, being the westerly line of said 0.316 acre tract, for a portion of the westerly line hereof, a distance of 15.00 feet to an angle point;

THENCE, leaving the easterly line of said Lot 1, over and across said 0.316 acre tract, for a portion of the westerly line hereof, the following three (3) courses and distances:

- 1) S64°04'49"E, a distance of 18.71 feet to an angle point;
- 2) N26°04'23"E, a distance of 15.18 feet to an angle point;
- 3) N15°49'17"W, a distance of 10.77 feet to the **POINT OF BEGINNING**, containing an area of 0.100 acre (4,352 square feet) of land, more or less, within these metes and bounds.

I, JOHN T. BILNOSKI, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

STANTEC CONSULTING
SERVICES INC.
1905 ALDRICH STREET
SUITE 300
AUSTIN, TEXAS 78723

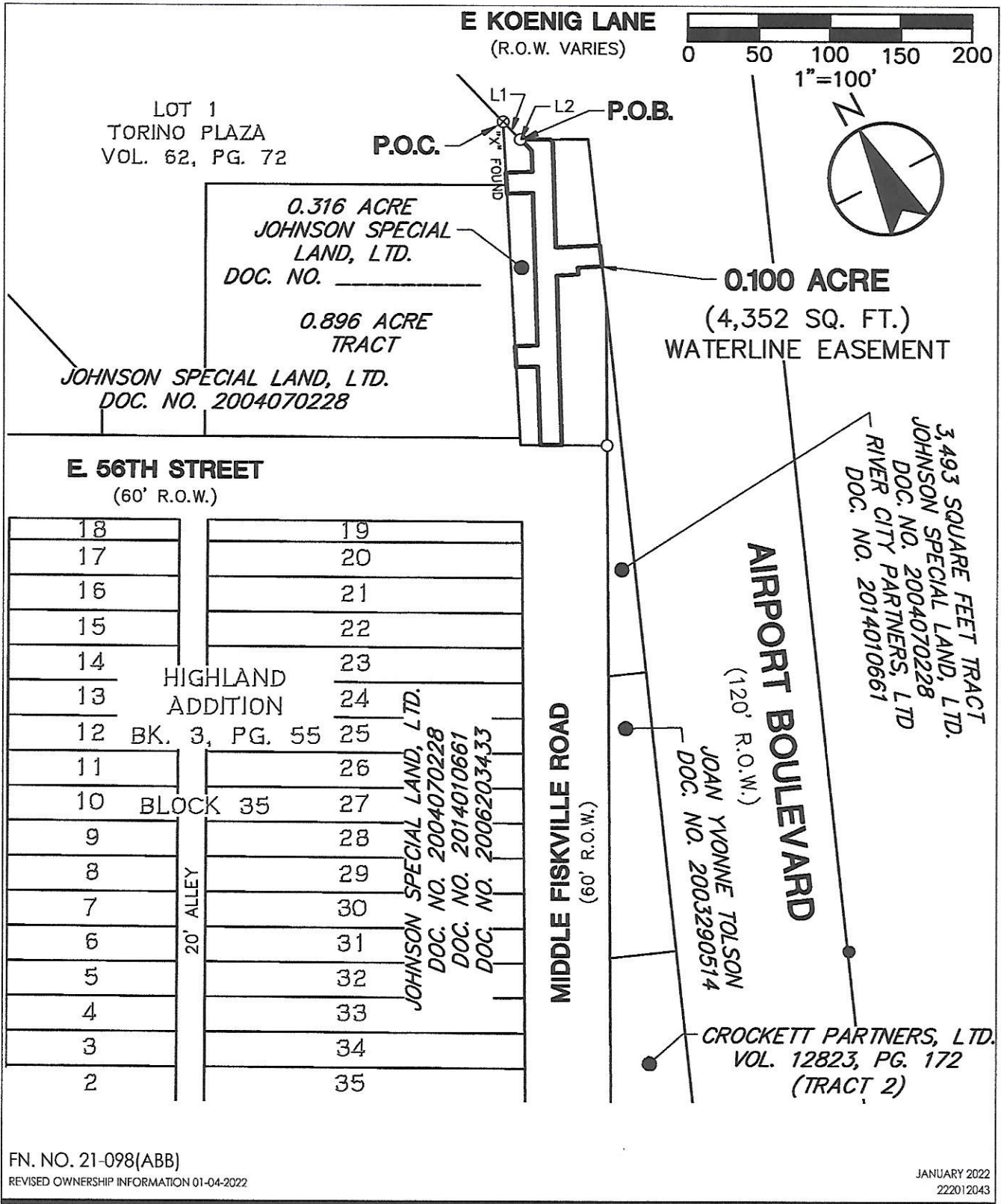


JOHN T. BILNOSKI Date
R.E.L.S. NO. 4998
STATE OF TEXAS
TBPELS # 10194230
john.bilnoski@stantec.com

1/4/22



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1905 Aldrich Street, Suite 300
 Austin, TX 78723
 TBPELS # F-6324 & # 10194230
 www.stantec.com

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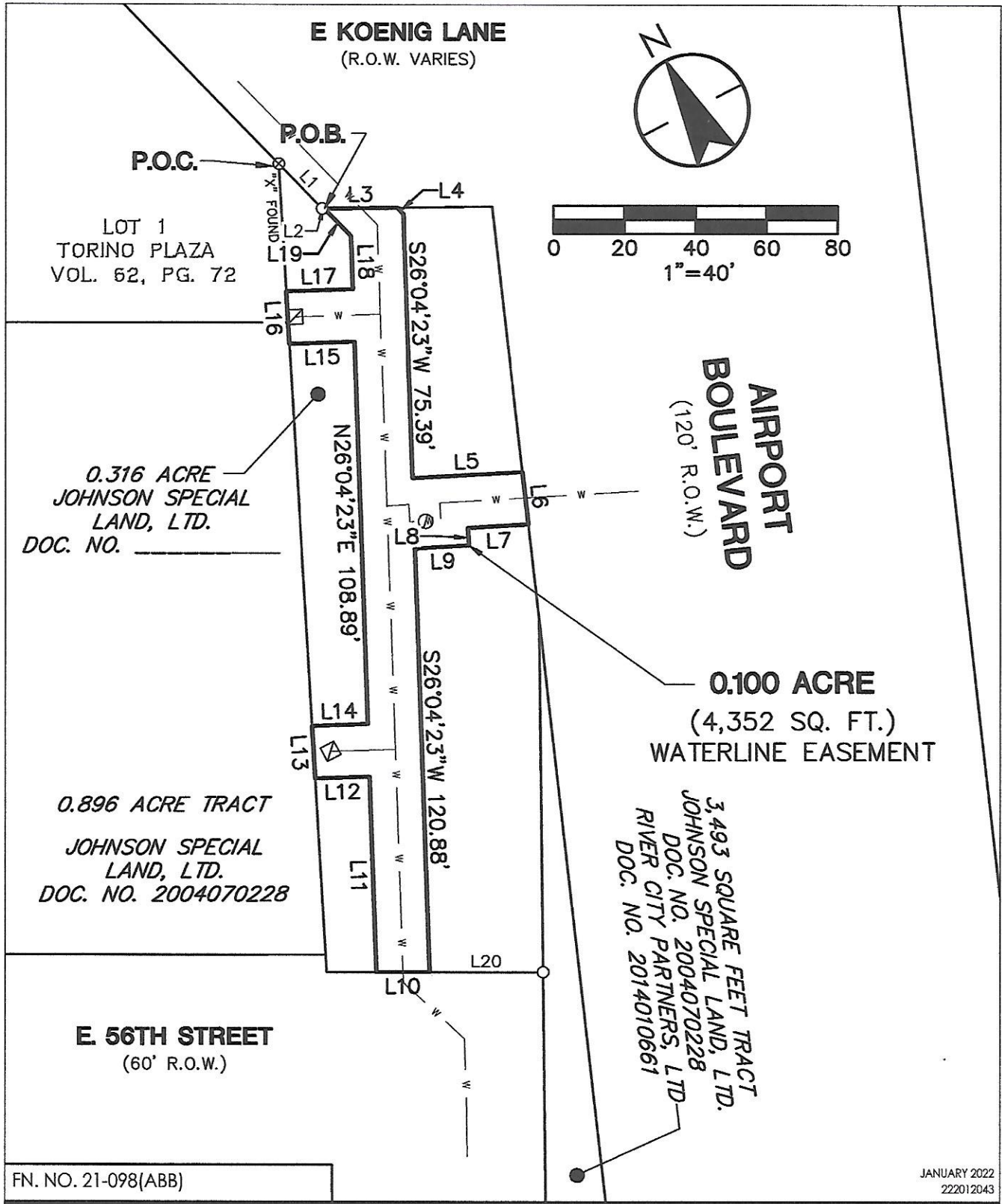


Client/Project
 LEIF JOHNSON, INC
 MIDDLE FISKVILLE
 ROAD

Figure No.
 SHEET 1 OF 3

Title
 WATERLINE EASEMENT

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MIDDLE FISKVILLE
ROAD

Figure No.
SHEET 2 OF 3

Title
WATERLINE EASEMENT

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LINE TABLE		
NO.	BEARING	DISTANCE
L1	S15°49'17"E	17.68'
L2	S62°36'13"E	0.61'
L3	S62°36'13"E	20.58'
L4	S15°49'17"E	2.42'
L5	S65°20'17"E	30.93'
L6	S21°36'16"W	15.01'
L7	N65°20'17"W	17.03'
L8	S24°39'43"W	4.91'
L9	N65°20'17"W	15.19'
L10	N61°56'48"W	15.01'
L11	N26°04'23"E	55.85'
L12	N63°55'37"W	15.29'
L13	N24°39'43"E	15.00'
L14	S63°55'37"E	15.66'
L15	N64°04'49"W	18.34'
L16	N24°39'43"E	15.00'
L17	S64°04'49"E	18.71'
L18	N26°04'23"E	15.18'
L19	N15°49'17"W	10.77'
L20	S61°56'48"E	31.89'



VICINITY MAP
 N.T.S.

BEARING BASIS NOTE:

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011), BY UTILIZING REAL-TIME KINEMATIC (RTK) CORRECTIONS PROVIDED BY RTK COOPERATIVE NETWORK, MANAGED BY ALLTERRA CENTRAL.

LEGEND

- 1/2" IRON ROD WITH STANTEC CAP SET
- ⊗ "X" FOUND "X" CUT IN CONCRETE FOUND
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- ☑ WATER METER

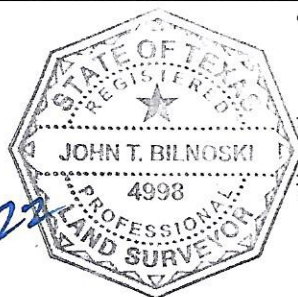
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 MIDDLE FISKVILLE
 ROAD

Figure No.
 SHEET 3 OF 3

Title
 WATERLINE EASEMENT