

Exhibit "C" - Description of the LTISD Tract

Sweetwater
136.059 Acres

DESCRIPTION OF A 136.059 ACRE TRACT PREPARED BY DELTA SURVEY GROUP, INC., IN MARCH 2009 AND LOCATED IN THE J. C. DEGMAN SURVEY NO. 537, THE J. W. KAY SURVEY NO. 111 AND THE G. WOLFE SURVEY NO. 182, ALL IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A 1581.061 ACRE TRACT CONVEYED TO SWEETWATER AUSTIN PROPERTIES, LLC., AS DESCRIBED IN DOCUMENT 2007015155, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 136.059 ACRE TRACT AS SHOWN ON THE ACCOMPANYING PLAT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod with "Delta Survey" cap found in the south right-of-way (R.O.W) line of State Highway 71 (S.H. 71) (R.O.W varies), same being the northwest corner of a 75 acre tract conveyed to Artie C. Grumbles and described in Volume 1951, Page 246, Deed Records, Travis County, Texas, also being a northeast corner of said 1581.061 acre tract, for the **POINT OF BEGINNING**, from which a 1/2 inch iron rod found bears S84°33'41"E a distance of 1925.75 feet;

THENCE leaving the south right-of-way line of said S.H. 71 and with the west line of said 75.00 acre tract, same being an east line of said 1581.061 acre tract the following five (5) courses and distances:

1. S28°16'40"W a distance of 1467.37 feet to a 1/2 inch iron rod with plastic "Bury Partners" cap found,
2. S27°18'45"W a distance of 741.37 feet to a 1/2 inch iron rod found,
3. S26°44'46"W a distance of 341.43 feet to a 1/2 inch iron rod found,
4. S25°40'11"W a distance of 291.37 feet to a 1/2 inch iron rod found,
5. S18°28'45"W a distance of 297.91 feet to a fence post found for the southwest corner of said 75.00 acre tract, same being a north corner of a 8.862 acre tract conveyed to Cecil D. Perkins and described in Volume 6859, Page 9, Deed Records, Travis County, Texas, also being a southeast corner of said 1581.061 acre tract;

THENCE with north and west lines of said 8.862 acre tract, same being southeast lines of said 1581.061 acre tract the following two (2) courses and distances:

1. S80°09'50"W a distance of 824.45 feet to a rock mound found,
2. S19°01'52"W a distance of 407.06 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap set, from which a 1/2 inch iron rod found bears S19°01'52"W a distance of 484.62 feet;

THENCE leaving said common line and crossing said 1581.061 acre tract the following five (5) courses and distances:

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1. N70°38'29"W a distance of 275.62 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap set
2. S87°22'51"W a distance of 686.46 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap set
3. N63°14'26"W a distance of 76.66 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap set
4. With the arc of a curve to the right a distance of 1718.22 feet, through a central angle of 18°38'43", with a radius of 5280.00 feet, and whose chord bears N19°24'23"E, a distance of 1710.65 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap set, and
5. N28°43'45"E a distance of 1737.58 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap set in the south right-of-way line of said S.H. 71, same being north line of said 1581.061 acre tract, from which a concrete TXDOT monument bears S79°54'03"W a distance of 710.32 feet;

THENCE with the south right-of way line of said S.H. 71, same being a north line of said 1581.061 acre tract the following three (3) courses and distances:

1. N79°54'05"E a distance of 276.48 feet to a concrete TXDOT monument found,
2. With the arc of a curve to the right a distance of 1531.04 feet, through a central angle of 15°33'19", with a radius of 5639.33 feet, and whose chord bears N87°39'02"E, a distance of 1526.34 feet to a concrete TXDOT monument found, and
3. S84°33'47"E a distance of 168.86 feet to the POINT OF BEGINNING and containing 136.059 acres of land, more or less.

BEARING BASIS: State Plane Coordinates System, NAD83/HARN, Texas Central Zone

I, John E Brautigam hereby certify that the foregoing description represents an on-the-ground survey performed under my direction and supervision during March 2009, and is true and correct to the best of my knowledge and belief.

Date: 04-29-09


John E Brautigam
Registered Professional Land Surveyor
No. 5057 State of Texas



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