

Exhibit C

Field Notes Describing a 120,459 Sq. Ft. (2.765 Ac.) Tract of Land to be Acquired In Blocks 59/26 and 343

Being a 120,459 Square Foot (2.765 Acre) tract of land lying in the John N. Bryan Survey, Abstract No. 149, City of Dallas, Dallas County, Texas, being located in the Map of the Town of Dallas addition, an addition to the City of Dallas recorded in Volume D, Page 698 and transcribed into Volume 143, Page 401 of the Deed Records of Dallas County, Texas, and being a portion of the property conveyed to Charter DMN Holdings, LP by deed recorded in Instrument Number 201900127888, and being all of Blocks 59/26 and 343 and a portion of Record Street abandoned by Ordinance Number 7782, and a portion of Jefferson Street abandoned by Ordinance Number 4573, and being more particularly described as follows:

NOTE: All monuments found are of Record Dignity.
All Coordinates shown are On Datum, State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization of 2011, No Scale, No Projection.

BEGINNING at a Mag Nail found at the intersection of the Northeast Right-of-Way line of Houston Street (a variable width Right-of-Way) with the Southeast Right-of-Way line of Young Street (an 80-foot-wide Right-of-Way), being also the most Westerly corner of said Block 59/26 and of the herein described tract of land (N=6969362.63; E=2488874.40):

THENCE North 75°02'09" East with the said Southeast line of Young Street and the Northwest line of said Block 59/26 a distance of 249.43 feet to the most Northerly corner of the herein described tract of land (not monumented), *FROM WHICH* an "X" cut in concrete bears North 75°02'09" East a distance of 14.64 feet (N=6969430.59; E=2489129.53):

THENCE South 14°57'51" East, departing the last said Southeast line of Young Street, over and across a portion of Record Street (abandoned) a distance of 479.81 feet to the most Easterly corner of the herein described tract of land (not monumented):

THENCE South 75°02'09" West, continuing over and across a portion of Record Street (abandoned) and with the Southeast line of said Block 343 a distance of 253.53 feet to the intersection with the above referenced Northeast line of Houston Street (not monumented) being also the most Southerly corner of the herein described tract of land:

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In Blocks 59/26 and 343**

THENCE North 15°04'19" West, with the said Northeast line of Houston Street a distance of 199.80 feet to an "X" cut in concrete found at an outside corner of the herein described tract of land (N=6969091.03; E=2488942.21):

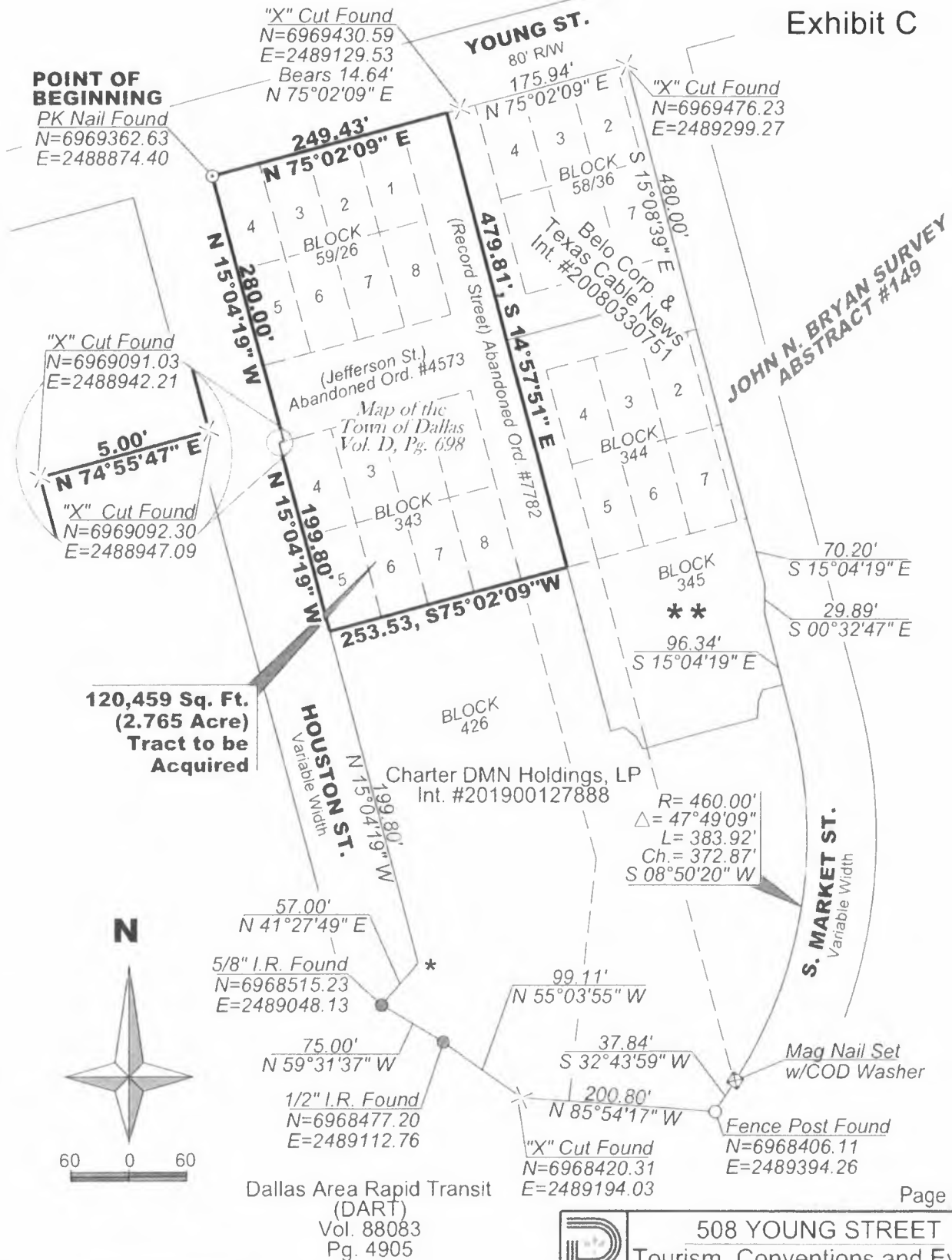
THENCE North 74°55'47" East, continuing with the said Northeast line of Houston Street a distance of 5.00 to an "X" cut in concrete found at an inside corner of the herein described tract of land (N=6969092.30; E=2488947.09):

THENCE North 15°04'19" West, Continuing with the said Northeast line of Houston Street a distance of 280.00 feet to the **POINT OF BEGINNING**, containing 120,459 Square Feet, or 2.765 Acres of land:

BASIS OF BEARINGS: Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization of 2011.



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* Indicates corner not accessible.

** Indicates area of Ground Lease: Int. #20080330752.

NOTE: All Monuments Found are of Record Dignity.

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508 YOUNG STREET			
Tourism, Conventions and Events			
DEPARTMENT OF PUBLIC WORKS			
SURVEY DIVISION CITY OF DALLAS, TEXAS			
OPER NAME	DESIGN FILE NAME	SCALE	DATE
Holt	N 15°04'19" W Young Street 508 Young Street dgn	As Noted	4-15-25
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO
Prunty	Holt	All Block Noted	041D-113