



INTERMANDECO GP, LLC
Z. HINTON SURVEY NO. 12 AND JAMES W. WILLIAMS SURVEY NO. 11
171.154 AC. (7,455,474 SQ. FT.)

DESCRIPTION OF 171.154 ACRES (7,455,474 SQ. FT.) OF LAND SITUATED IN HAYS COUNTY, TEXAS, OUT OF THE Z. HINTON SURVEY NO. 12, ABS. 220 AND THE JAMES W. WILLIAMS SURVEY NO. 11, ABS. 473, BEING ALL OF THAT CERTAIN 99.99 ACRE TRACT OF LAND, SAVE AND EXCEPT 10 ACRES, DESCRIBED IN A DEED OF RECORD TO WYATT A. DRISKELL, ET UX, IN VOLUME 749, PAGE 306, RECORDED SEPTEMBER 6, 1988 IN THE REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS, ALL OF THAT CERTAIN 10.0 ACRE TRACT OF LAND DESCRIBED IN A DEED OF RECORD TO WYATT A. DRISKELL, ET UX, IN VOLUME 372, PAGE 204, RECORDED MARCH 12, 1982 IN THE DEED RECORDS OF HAYS COUNTY, TEXAS AND ALL OF THAT CERTAIN 71.24 ACRE TRACT OF LAND DESCRIBED IN A DEED OF RECORD TO WYATT A. DRISKELL IN VOLUME 665, PAGE 409, RECORDED APRIL 8, 1987 IN THE REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS; SAID 171.154 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found in the northeasterly margin of Roland Lane (County Road 137) (R.O.W varies) at the most southerly corner of that certain 49.62 acre tract of land described in a deed of record to Ky-Tex Properties, Ltd., in Volume 285, Page 458, recorded June 23, 1976 in the Deed Records of Hays County, Texas, for the most westerly corner of said 99.99 Acre Tract and the herein described tract;

THENCE with the southeasterly line of said 49.62 Acre Tract, same being the northwesterly line of said 99.99 Acre Tract, the following two (2) courses:

1. N43°08'11"E, a distance of 462.20 feet to a cotton spindle set;
2. N42°43'17"E, a distance of 651.47 feet to a 60d nail with Protech Shiner found in fence post at the most northerly corner of said 99.99 Acre Tract, same being the most westerly corner of said 71.24 Acre Tract;

THENCE N43°15'30"E, continuing with the southeasterly line of said 49.62 Acre Tract, same being the northwesterly line of said 71.24 Acre Tract, a distance of 1070.30 feet to a 60d nail with Protech Shiner found in fence post in the southwesterly margin of Opal Lane (County Road 138) (R.O.W varies), for the most northerly corner of said 71.24 Acre Tract and the herein described tract;

THENCE with the southwesterly Margin of said Opal Lane, same being the northeasterly line of said 71.24 Acre Tract, the following four (4) courses:

1. S46°17'13"E, a distance of 2175.36 feet to a 1/2" iron rod found;
2. N43°47'56"E, a distance of 5.78 feet to an iron rod with G&R cap set;
3. S44°18'04"E, a distance of 30.81 feet to an iron rod with G&R cap set;
4. S45°19'04"E, a distance of 178.61 feet to a 1/2" iron rod found in the curving northwesterly line of I.G. & N. Railroad, of a curve to the right, for the most easterly corner of said 71.24 Acre Tract and the herein described tract;



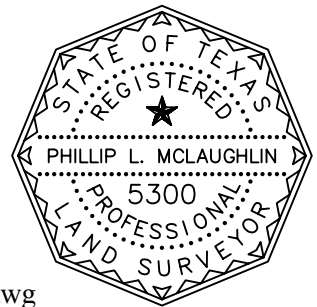
THENCE with the northwesterly line of I.G. & N. Railroad, same being in part the southeasterly line of said 71.24 Acre Tract and in part the southeasterly line of said 99.99 Acre Tract, the following two (2) courses:

1. Along said curve to the right, having a radius of 2840.80 feet, an arc length of 1413.57 feet and a chord which bears S03°11'20"E, a distance of 1399.04 feet to an iron rod with G&R cap set at the end of said curve;
2. S11°20'06"W, a distance of 1431.04 feet to a railroad tie post found in the northeasterly margin of said Roland Lane, for the most southerly corner of said 99.99 Acre Tract and the herein described tract;

THENCE with the northeasterly margin of said Roland Lane, same being the southwesterly line of said 99.99 Acre Tract, the following three (3) courses:

1. N46°43'35"W, a distance of 1462.10 feet to an iron rod with G&R cap set;
2. N46°31'58"W, a distance of 1481.80 feet to a cotton spindle set;
3. N46°27'09"W, a distance of 1204.37 feet to the **POINT OF BEGINNING**, containing an area of 171.154 Acres (7,455,474 Sq. Ft.) of land, more or less.


Phillip L. McLaughlin 09-03-15
Registered Professional Land Surveyor
State of Texas No. 5300



Bearings are based on the Texas Coordinate System, NAD 83, South Central Zone.
G&R Surveying Project No. 15324 Attachments: Survey Plat 15324_GR-Title Survey.dwg