

**ROLAND H. HENNEKE AND DOROTHY M. HENNEKE**  
**REVOCABLE LIVING TRUST**  
**41.000 ACRES**  
**METES AND BOUNDS DESCRIPTION**

Being 41.000 acres of land situated approximately five and one-half miles South of the City of Hallettsville in the James C. Davis Survey (Abstract No. 13) in Lavaca County Texas, and being all of that 3.25 and 1.20 acre tracts and a part of that 38.43 and 11.67 acre tracts, said 38.43 and 3.25 acre tracts described as Tracts One and Two, respectively in a Special Warranty Deed from Roland H. Henneke to the Roland H. Henneke and Dorothy M. Henneke Revocable Living Trust, dated January 16, 2001, recorded in Volume 223, Page 135 of the Lavaca County Official Records, said 1.20 acre tract described in a Deed by Independent Executrix from Martina Parr to the Roland H. Henneke and Dorothy M. Henneke Revocable Living Trust, dated February 5, 1997, recorded in Volume 116, Page 294 of said Lavaca County Official Records, said 11.67 acre tract described in a Deed by Independent Executrix from Martina Parr to the Roland H. Henneke and Dorothy M. Henneke Revocable Living Trust, dated December 31, 1996, recorded in Volume 112, Page 794 of said Lavaca County Official Records. All deed references herein are to said Lavaca County Official Records unless otherwise noted. Metes and bounds description of said 41.000 acres is as follows:

**BEGINNING** at a 2" iron pipe found for the southwest corner of said 38.43 acre tract, same being an interior corner of the DM Parr Real Estate LP 104.51 acre tract (Tracts One, Two, Three, Volume 664, Page 197) and the southwest corner of said 41.000 acres;

**THENCE** North 00° 27' 34" West with a line common to said 38.43 acre tract and said Parr 104.51 acre tract, a distance of 1,134.93 feet to a 1.5" iron pipe found for a slight angle corner in the West line of said 38.43 acre tract, same being a slight angle corner in a middle easterly line of said Parr 104.51 acre tract and a slight angle corner in the West line of said 41.000 acres;

**THENCE** North 00° 24' 04" West with a second line common to said 38.43 acre tract and said Parr 104.51 acre tract, a distance of 580.48 feet to a 4-inch diameter creosote post found for the northerly northwest corner of said 38.43 acre tract, same being the southwest corner of the James Ray Parr 2.67 acre tract (Volume 109, Page 711) and the northwest corner of said 41.000 acres;

**THENCE** South 74° 20' 47" East with the line common to said Parr 2.67 acre tract and said 38.43 acre tract, a distance of 71.96 feet to a 3/8" steel rod found for the northwest corner of said 3.25 acre tract, same being the easterly northwest corner of said 38.43 acre tract and an angle corner in the lower northerly line of said 41.000 acres;

**THENCE** South 73° 58' 39" East with the line common to said Parr 2.67 acre tract and said 3.25 acre tract, a distance of 215.52 feet to a 3/8" steel rod found for the North corner of said 3.25 acre tract, same being the southeast corner of said Parr 2.67 acre tract and the West corner of the Clayton P. Stock 2.00 acre tract (Volume 633, Page 866), same also being the northwest corner of said 1.20 acre tract and another angle corner in said lower northerly line of 41.000 acres;

**THENCE** South 62° 19' 06" East with the line common to said Stock 2.00 acre tract and said 1.20 acre tract, a distance of 309.95 feet to a 3/8" steel rod found for the South corner of said Stock 2.00 acre tract, same being the northeast corner of said 1.20 acre tract and a slight angle corner in the northwest line of said 11.67 acre tract, same also being the interior northerly corner of said 41.000 acres;

**THENCE** North 25° 40' 21" East with the line common to said Stock 2.00 acre tract and said 11.67 acre tract, a distance of 281.02 feet to a 3/8" steel rod found for the East corner of said Stock 2.000 acre tract, same being the northwest corner of said 11.67 acre tract and in the southwesterly margin of a public road (Lavaca County Road No. 1G), same also being the North corner of said 41.000 acres;

**THENCE** South 62° 10' 12" East with the northeast line of said 11.67 acre tract and with said southwest margin of County Road No. 1G, at 536 feet pass the centerline of an Energy Transfer underground gas pipeline, for a total distance of 579.13 feet to a 5/8" steel rod with yellow plastic cap stamped "P. Matusek, RPLS #4518" set for the northeast corner of said 41.000 acres;

**THENCE** South 05° 25' 34" West and crossing said 11.67 acre tract, at approximately 565 feet pass the line common to said 11.67 acre tract and said 38.43 acre tract, and then crossing said 38.43 acre tract, for a total distance of 1,453.95 feet to a 5/8" steel rod with yellow plastic cap stamped "P. Matusek, RPLS #4518" set for the southeast corner of said 41.000 acres, same being in the South line of said 38.43 acre tract and in the middle northerly line of said Parr 104.51 acre tract;

**THENCE** South 88° 27' 07" West with a third line common to said 38.43 acre tract and said Parr 104.51 acre tract, at 810 feet pass the centerline of said underground gas pipeline, for a total distance of 1,034.54 feet to the **POINT OF BEGINNING**, containing 41.000 acres of land. All bearings are based on Grid North, Texas State Plane Coordinate System, NAD83 (2011) Texas South Central Zone No. 4204. All distances are surface and may be converted to grid by dividing by the surface adjustment factor of 1.00013.

I hereby certify the foregoing metes and bounds description and attached survey plat were prepared from a survey performed on the ground under my supervision, and represent the facts found at the time of the survey.

  
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Patrick Matusek  
Registered Professional Land Surveyor  
Maverick Engineering, Inc., Firm # 100491-02  
License No. 4518, State of Texas  
Surveyed November 26, 2018

