

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

Being 30.212 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 30.212 acres is as follows:

BEGINNING at a 2" iron pipe found for the southwest corner of said 38.43 acre tract, same being a slight angle corner in the East line of the DM Parr Real Estate LP 72.62 acre tract (Tract One, Volume 664, Page 197) and the northwest corner of the DM Parr Real Estate LP 22 acre tract (Tract Two, Volume 664, Page 197), same also being the southwest corner of said 30.212 acres;

THENCE North 00° 27' 34" West with a line common to said 38.43 acre tract and said Parr 72.62 acre tract, a distance of 1,134.93 feet to a 1.5" diameter 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 said East line of Parr 72.62 acre tract and a slight angle corner in the West line of said 30.212 acres;

THENCE North 00° 24' 04" West with a second line common to said 38.43 acre tract and said Parr 72.62 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 30.212 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 30.212 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 30.212 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 West line of said 11.67 acre tract, same also being the interior northerly corner of said 30.212 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 2.00 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 30.212 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 approximately 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 30.212 acres, same being the North corner of the 28.326 acres surveyed for Roland H. Henneke and Dorothy M. Henneke Revocable Living Trust this day;

THENCE South 34° 51' 55" West with a line common to said 30.212 acres and said 28.326 acres and crossing said 11.67 acre tract, at approximately 561 feet pass a 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 933.09 feet to a 5/8" steel rod with yellow plastic cap stamped "P. Matusek, RPLS #4518" set for the East corner of said 30.212 acres, same being the West corner of said 28.326 acres;

THENCE South 00° 08' 08" East with a second line common to said 30.212 acres and said 28.326 acres and continuing across said 38.43 acre tract, a distance of 692.49 feet to a 5/8" steel rod with yellow plastic cap stamped "P. Matusek, RPLS #4518" set for the southeast corner of said 30.212 acres, same being the southwest corner of said 28.326 acres and in the North line of said Parr 22 acre tract;

THENCE South 88° 27' 07" West with the line common to said 38.43 acre tract and said Parr 22 acre tract, at approximately 415 feet pass the centerline of said underground gas pipeline, for a total distance of 640.12 feet to the **POINT OF BEGINNING**, containing 30.212 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.

This 30.212 acres is **SUBJECT TO** that Right of Way Agreement dated December 14, 1977 from Willie Parr, widow to General Crude Oil Company, recorded in Volume 313, Page 234 of the Lavaca County Deed Records, and refiled in Volume 317, Page 782 of said Lavaca County Deed Records.

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.

Patrick Matusek

Patrick Matusek
Registered Professional Land Surveyor
Maverick Engineering, Inc., Firm # 100491-02
License No. 4518, State of Texas
Surveyed March 13, 2020

