

Legal Description: 36.744 Acre Tract or Parcel of Land  
Greenbury Dorsey Survey No. 4, Abstract No. 194  
Hardin County, Texas

**BEING** a 36.744 acre tract or parcel of land situated in the Greenbury Dorsey Survey No. 4, Abstract No. 194, Hardin County, Texas and being out of and part of that certain called 93.79 acre tract of land as described in a deed from George Thomas Moore, Jr. and wife, Ruth Gibson Moore to Herbert M. Hennington and wife, Jaunice B. Hennington as recorded in Volume 322, Page 11, Deed Records, Hardin County, Texas and being out of and part of that certain called 93.79 acre tract of land as described in a "Deed of Trust" from James S. Carr and wife, Frances Carr to Sidney Knight, Trustee, of The First National Bank of Port Arthur, Texas as recorded in Volume 100, Page 28, Deed of Trust Records, Hardin County, Texas and being all of that certain called 37.31 acre tract of land as described in a "Warranty Deed with Vendor's Lien" from Laura Hopkins to Lester Wayne Hollyfield as recorded in Volume 1117, Page 794, Official Public Records, Hardin County, Texas, said 36.744 acre tract being more particularly described as follows:

*NOTE: All bearings are referenced to the East line of the tract herein described as SOUTH 02°30'01" EAST as recorded in Book 1575, Page 472, Official Public Records, Hardin County, Texas.*

**BEGINNING** at a 1 1/2" iron pipe found for the Southwest corner of the tract herein described, said corner also being the Southeast corner of that certain called 10.94 acre tract of land as described in a "Warranty Deed with Vendor's Lien" from Edward S. Bailey to Otis Smart and Shelley Smart as recorded in Inst No. 2012-25717, Official Public Records, Hardin County, Texas and being the apparent Northwest corner of that certain called 0.7 acre tract of land as described in a "General Warranty Deed" from Phil Spoonhower and wife, Susan Spoonhower to Lester Wayne Hollyfield and wife, Verna Hollyfield as recorded in Volume 1216, Page 229, Official Public Records, Hardin County, Texas and said corner being in the Northerly right-of-way line of F.M. Highway 420;

**THENCE** NORTH 03°18'03" WEST, along and with the boundary between the tract herein described and the East line of the said 10.94 acre Smart tract, for a distance of 490.55 feet to a U.S. Department of the Interior National Park Service concrete monument found for corner, said corner being the Northeast corner of the said 10.94 acre Smart tract and being the Southeast corner of that certain tract of land identified as Tract No.: 136-05 of the Big Thicket National Preserve as described in a "General Warranty Deed" from H.K. Maxey and wife, Shelley P. Maxey to the United States of America as recorded in Volume 643, Page 516, Deed Records, Hardin County, Texas;

**THENCE** NORTH 03°02'06" WEST, along and with the boundary between the tract herein described and the East line of the said United States of America Tract No.: 136-05, passing at a distance of 619.71 feet a 1" iron rod found for reference and from said 1" iron rod a fence corner post bears SOUTH 61°58'04" WEST a distance of 1.04 feet and continuing along and with the boundary between the tract herein described and the East line of the said United States of

America Tract No.: 136-05 for a total distance of 662.53 feet to a point for corner on the Southerly high bank of Village Creek;

**THENCE** NORTHEASTERLY, along and with Southerly high bank of Village Creek, the following courses and distances:

NORTH 81°58'45" EAST, for a distance of 25.90 feet;  
SOUTH 51°14'21" EAST, for a distance of 19.57 feet;  
NORTH 32°30'03" EAST, for a distance of 36.03 feet;  
NORTH 43°21'46" EAST, for a distance of 40.24 feet;  
NORTH 32°17'56" EAST, for a distance of 24.30 feet;  
NORTH 43°45'52" EAST, for a distance of 46.89 feet;  
NORTH 51°51'59" EAST, for a distance of 17.33 feet;  
NORTH 56°19'12" EAST, for a distance of 32.05 feet;  
NORTH 56°56'02" EAST, for a distance of 6.64 feet;  
NORTH 60°08'25" EAST, for a distance of 63.08 feet;  
NORTH 59°34'22" EAST, for a distance of 54.22 feet;  
NORTH 80°35'11" EAST, for a distance of 39.11 feet;  
NORTH 58°27'57" EAST, for a distance of 41.60 feet;  
NORTH 62°43'52" EAST, for a distance of 13.77 feet;  
NORTH 28°47'45" EAST, for a distance of 18.68 feet;  
NORTH 67°43'46" EAST, for a distance of 12.78 feet;  
NORTH 79°26'11" EAST, for a distance of 27.86 feet;  
NORTH 57°11'26" EAST, for a distance of 89.36 feet;  
NORTH 43°52'13" EAST, for a distance of 32.70 feet;  
NORTH 50°46'16" EAST, for a distance of 59.30 feet;  
NORTH 55°03'45" EAST, for a distance of 5.02 feet;  
NORTH 55°07'54" EAST, for a distance of 83.70 feet;  
NORTH 51°41'08" EAST, for a distance of 41.28 feet;  
NORTH 41°09'21" EAST, for a distance of 90.83 feet;  
NORTH 40°26'29" EAST, for a distance of 60.77 feet;  
NORTH 58°35'07" EAST, for a distance of 62.94 feet;  
NORTH 59°37'01" EAST, for a distance of 6.95 feet;  
NORTH 47°53'56" EAST, for a distance of 25.90 feet;  
NORTH 43°06'10" EAST, for a distance of 24.62 feet;  
NORTH 53°11'04" EAST, for a distance of 21.71 feet;  
NORTH 37°25'22" EAST, for a distance of 72.94 feet;  
NORTH 32°31'10" EAST, for a distance of 44.44 feet;  
NORTH 57°21'26" EAST, for a distance of 20.90 feet;  
NORTH 26°01'21" EAST, for a distance of 12.05 feet;  
NORTH 23°18'37" EAST, for a distance of 85.60 feet;  
NORTH 22°40'04" EAST, for a distance of 52.15 feet;  
NORTH 47°04'05" EAST, for a distance of 48.17 feet to a point for corner, said corner being in the West line of that certain called 41.97 acre tract of land, identified as Tract

No. 222-02 of the Big Thicket National Preserve, as described in a "Special Warranty Deed" from The Conservation Fund to the United States of America as recorded in Book 1575, Page 472, Official Public Records, Hardin County, Texas and said corner being in the East line of the said Greenbury Dorsey Survey No. 4, Abstract No. 194 and the West line of the Greenbury Dorsey Survey No. 3, Abstract No. 193, Hardin County, Texas;

**THENCE** SOUTH 02°30'01" EAST, along and with the boundary between the tract herein described and the West line of the said 41.97 acre United States of America tract, the same being the common line between the said Greenbury Dorsey Survey No. 4, Abstract No. 194 and the said Greenbury Dorsey Survey No. 3, Abstract No. 193, passing at a distance of 68.06 feet an iron rod with an aluminum cap stamped "National Park Service U.S. Department of the Interior Big Thicket National Preserve" found for reference and from said iron rod a found railroad iron bears SOUTH 05°06'53" WEST a distance of 112.09 feet and a found iron rod with an aluminum cap stamped "National Park Service U.S. Department of the Interior Big Thicket National Preserve" bears SOUTH 05°03'03" WEST a distance of 113.30 feet, and continuing along and with the boundary between the tract herein described and the West line of the said 41.97 acre United States of America tract, the same being the common line between the said Greenbury Dorsey Survey No. 4, Abstract No. 194 and the said Greenbury Dorsey Survey No. 3, Abstract No. 193, passing at a distance of 1677.84 feet an iron rod with an aluminum cap stamped "National Park Service U.S. Department of the Interior Big Thicket National Preserve" found for the Southwest corner of the said 41.97 acre United States of America tract and being in the apparent North right-of-way line of McNeely Road and continuing for a total distance of 1708.61 feet to a point for corner in the apparent centerline of McNeely Road right-of-way;

**THENCE** SOUTH 51°49'12" WEST, along and with the apparent centerline of the McNeely Road right-of-way, for a distance of 813.19 feet to a point for corner;

**THENCE** NORTH 05°12'59" WEST, passing at a distance of 29.80 feet a 1 1/2" iron pipe found for the Southeast corner of the said 0.7 acre Hollyfield tract and continuing along and with the boundary between the tract herein described and the East line of the said 0.7 acre Hollyfield tract, for a distance of 147.56 feet to a 1/2" iron pipe found for corner, said corner being the Northeast corner of the said 0.7 acre Hollyfield tract;

**THENCE** SOUTH 88°53'59" WEST, along and with the boundary between the tract herein described and the North line of the said 0.7 acre Hollyfield tract, for a distance of 415.33 feet to the **POINT OF BEGINNING** and containing 36.744 Acres Gross, more or less, there being 0.467 Acres, more or less, within the right-of-way of McNeely Road, therefore leaving 36.277 Acres Net, more or less.