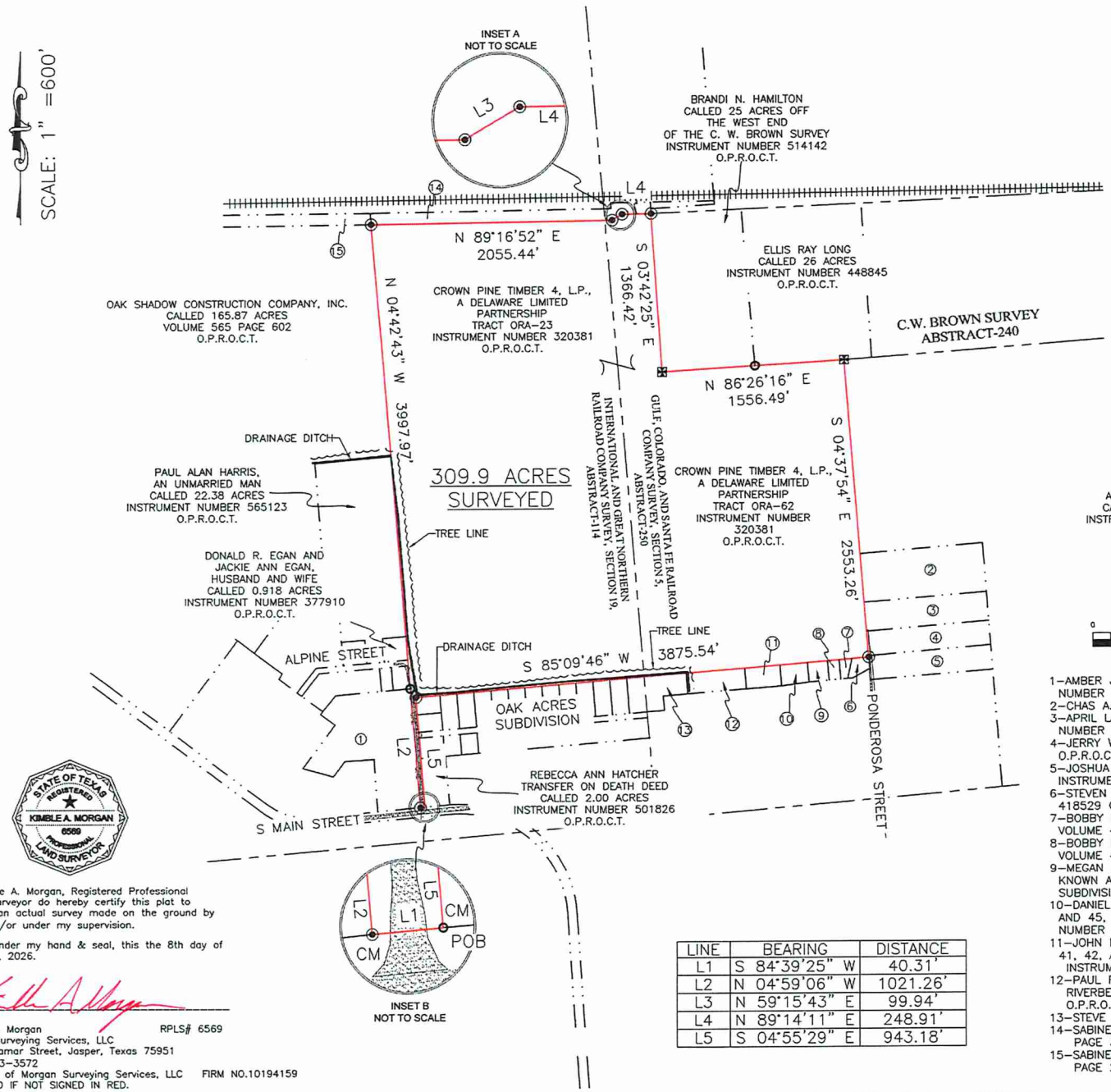
INTERNATIONAL AND GREAT NORTHERN
RAILROAD COMPANY SURVEY, SECTION 19, ABSTRACT-114 &
GULF, COLORADO, AND SANTA FE
RAILWAY COMPANY SURVEY, SECTION 5, ABSTRACT-250
ORANGE COUNTY, TEXAS

PLAT SHOWING A 309.9 ACRE TRACT OUT OF THE INTERNATIONAL AND GREAT NORTHERN RAILROAD COMPANY SURVEY, SECTION 19, ABSTRACT 114 AND THE GULF, COLORADO, AND SANTE FE RAILWAY COMPANY SURVEY, SECTION 5, ABSTRACT 250, ORANGE COUNTY, TEXAS AND BEING ALL OF TRACT ORA-23 AND TRACT ORA-62, BOTH HAVING BEEN CONVEYED TO CROWN PINE TIMBER 4, L.P., A DELAWARE LIMITED PARTNERSHIP BY A DEED RECORDED IN INSTRUMENT NO. 320381 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF ORANGE COUNTY, TEXAS



Surveyor's Note(s)

(1) All bearings recited herein are based on TEXAS STATE PLANE COORDINATE SYSTEM NAD 83, TEXAS CENTRAL ZONE (2277 EPSG) FIPS 4203, derived from GPS observations US Survey Feet, all distances are grid.

(2) Research of Easements, Restrictions, and Ownerships by this Surveyor was limited to GF No. H71830

(3) Subject property partially lies in Zone X and partially in Zone A according to the F.E.M.A. Flood Hazard Boundary Map 48361C0130D dated December 16, 2021. Actual field elevations not determined unless requested.

(4) The subject property abuts and adjoins a public roadway.

(5) This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition 4-Rural, TSPS Standard Land Survey.

SEE ATTACHED LEGAL DESCRIPTION

LEGEND

POB POINT OF BEGINNING
CM CONTROLLING MONUMENT
BOUNDARY LINE
PROPERTY LINE
SURVEY LINE
OVERHEAD POWERLINE
FENCE LINE
TOP OF DITCH
RAILROAD TRACKS
ASPHALT
CONCRETE MONUMENT FOUND
5/8" IRON ROD FOUND
IRON PIPE FOUND

SURVEY PREPARED EXCLUSIVELY FOR CLIENT: ALEX ILISKOVIC

USE OF THIS SURVEY BY ANY PARTY OTHER THAN THE ABOVE NAMED IS STRICTLY PROHIBITED.

LINE	BEARING	DISTANCE
L1	S 84°39'25" W	40.31'
L2	N 04°59'06" W	1021.26'
L3	N 59°15'43" E	99.94'
L4	N 89°14'11" E	248.91'
L5	S 04°55'29" E	943.18'

1-AMBER JACOBS TRANSFER ON DEATH DEED CALLED 14.400 ACRES INSTRUMENT NUMBER 514498 O.P.R.O.C.T.
2-CHAS A. HOWELL FIRST TRACT, CALLED 10 ACRES VOLUME 201 PAGE 25 D.R.O.C.T.
3-APRIL LAMERL DANIEL, A MARRIED WIFE CALLED 5.99 ACRES INSTRUMENT NUMBER 514142 O.P.R.O.C.T.
4-JERRY W. HUMPHREY, SR. A SINGLE MAN CALLED 5.01 ACRES VOLUME 538 PAGE 482 O.P.R.O.C.T.
5-JOSHUA R. DOMINY AND KRISTIN E. DOMINY, HUSBAND AND WIFE CALLED 4.985 ACRES INSTRUMENT NUMBER 549439 O.P.R.O.C.T.
6-STEVEN R. BAGLEY AND MARIE A. BAGLEY CALLED 0.53 ACRES INSTRUMENT NUMBER 418529 O.P.R.O.C.T.
7-BOBBY E. SHAFER TRACT NO. TWO: CALLED LOT 49, BLOCK 4, OF RIVERBEND ESTATES VOLUME 491 PAGE 254 D.R.O.C.T.
8-BOBBY E. SHAFER TRACT NO. ONE: CALLED LOT 48, BLOCK 4, OF RIVERBEND ESTATES VOLUME 491 PAGE 254 D.R.O.C.T.
9-MEGAN L. MCLAUGHLIN, A SINGLE WOMAN CALLED 0.678 ACRES BEING SOMETIMES KNOWN AS LOTS 46 AND 47, IN BLOCK 4, OF RIVERBEND ESTATES, AN UNRECORDED SUBDIVISION INSTRUMENT NUMBER 450920 O.P.R.O.C.T.
10-DANIEL PARTIN TAX RESALE DEED CALLED 0.803 ACRES BEING DESCRIBED AS LOTS 44 AND 45, BLOCK 4, RIVERBEND ESTATES, AN UNRECORDED SUBDIVISION INSTRUMENT NUMBER 522931 O.P.R.O.C.T.
11-JOHN RANDALL PYATT CALLED 1.213 ACRES, AND BEING SOMETIMES KNOWN AS LOTS 41, 42, AND 43, IN BLOCK 4, OF RIVERBEND ESTATES, AN UNRECORDED SUBDIVISION INSTRUMENT NUMBER 331130 O.P.R.O.C.T.
12-PAUL FREGIA AND WIFE, RITA FREGIA CALLED LOTS 36, 37, 38, 39, AND 40, OF RIVERBEND ESTATES, AN UNRECORDED SUBDIVISION INSTRUMENT NUMBER 447885 O.P.R.O.C.T.
13-STEVE CLAYTON NO ACREAGE GIVEN VOLUME 881 PAGE 317 O.P.R.O.C.T.
14-SABINE RIVER AUTHORITY OF TEXAS, TRACT TWO: CALLED 5.545 ACRES VOLUME 455 PAGE 312 D.R.O.C.T.
15-SABINE RIVER AUTHORITY OF TEXAS, PARCEL 16, CALLED 4.206 ACRES, VOLUME 454 PAGE 291 D.R.O.C.T.

STATE OF TEXAS REGISTERED KIMBLE A. MORGAN 6569 PROFESSIONAL LAND SURVEYOR

I, Kimble A. Morgan, Registered Professional Land Surveyor do hereby certify this plat to reflect an actual survey made on the ground by me and/or under my supervision.

Given under my hand & seal, this the 8th day of October, 2026.

BY: Kimble A. Morgan

Kimble A. Morgan RPLS# 6569
Morgan Surveying Services, LLC
150 E. Lamar Street, Jasper, Texas 75951
(409) 383-3572
Employee of Morgan Surveying Services, LLC FIRM NO.10194159

PLAT VOID IF NOT SIGNED IN RED.

INTERNATIONAL AND GREAT NORTHERN
RAILROAD COMPANY SURVEY, SECTION 19, ABSTRACT-114
GULF, COLORADO, AND SANTA FE
RAILROAD COMPANY SURVEY, SECTION 5, ABSTRACT 250
ORANGE COUNTY, TEXAS

LEGAL DESCRIPTION
FOR A
309.9 ACRE TRACT

BEING all that certain tract or parcel of land located in the International and Great Northern Railroad Company Survey, Section 19, Abstract 114, and out of the Gulf, Colorado, and Santa Fe Railroad Company Survey, Section 5, Abstract 250, situated in Orange County, Texas, and being all of Tract ORA-23, and Tract ORA-62, both having been conveyed to Crown Pine Timber 4, L.P., a Delaware Limited Partnership by a deed recorded in Instrument No. 320381 of the Official Public Records of Orange County, Texas. Said parcel of land being more particularly described as follows:

Beginning at a 1/2" iron pipe found in the north margin of S Main Street, in the east margin of Alpine Street, for a southeast corner of said Tract ORA-23, and the southwest corner of a called 2.00 acre tract having been conveyed to Rebecca Ann Hatcher by a deed recorded in Instrument No. 501826 of the Official Public Records of Orange County, Texas, being a southeast corner of this tract;

Thence S 84°39'25" W along the north margin of said S Main Street, bisecting said Alpine Street and along the south line of said Tract ORA-23 **a distance of 40.31'** to a 5/8" iron rod found with "Collins" in the north margin of said S Main Street, the west margin of said Alpine Street for a southwest corner of said Tract ORA-23 and a southeast corner of a called 14.400 acre tract having been conveyed to Amber Jacobs by a deed recorded in Instrument No. 514498 of the Official Public Records of Orange County, Texas, being a southwest corner of this tract;

Thence N 04°59'06" W along the west margin of said Alpine Street, a west line of said Tract ORA-23, and the east line of said 14.400 acre tract **a distance of 1,021.26'** to a 1-1/2" iron pipe found in the west margin of said Alpine Street, a west line of said Tract ORA-23, the northeast corner of said 14.400 acre tract, being in the west line of this tract;

Thence N 04°42'43" W along the west line of said Tract ORA-23, the east line of said 0.459 of an acre tract, the east line of a called 0.918 of an acre tract having been conveyed to Donald R. Egan and Jackie Ann Egan, husband and wife, by a deed recorded in Instrument No. 377910 of the Official Public Records of Orange County, Texas, the east line of a called 22.38 acre tract having been conveyed to Paul Alan Harris, an unmarried man, by a deed recorded in Instrument No. 565123 of the Official Public Records of Orange County, Texas, and an east line of a called 165.87 acre tract having been conveyed to Oak Shadow Construction Company, INC. by a deed recorded in Volume 565 Page 602 of the Official Public Records of Orange County, Texas **a distance of 3,997.97'** to a 5/8" iron rod found with "Collins" for the southeast corner of a called 4.206 acre tract conveyed to the Sabine River Authority of Texas by a deed recorded in Volume 455 Page 312 of the Deed Records of Orange County, Texas, the southwest corner of a called 5.545 acre tract conveyed to the Sabine River Authority of Texas by a deed recorded in Volume 454 Page 291 of the Deed Records of Orange County, Texas, said iron rod being the northwest corner of said Tract ORA-23 and a northeast corner of said 165.87 acre tract, being the northwest corner of this tract;

Thence along the south railroad right of way for the north line of said Tract ORA-23 and a north line of said Tract ORA-62 the following three (3) course and distances:

N 89°16'52" E a distance of 2,055.44' to a 5/8" iron rod found with "Collins";

N 59°15'43" E a distance of 99.94' to a 5/8" iron rod found with "Collins";

N 89°14'11" E a distance of 248.91' to a 5/8" iron rod found with "Collins" in the south railroad right of way for a northeast corner of said Tract ORA-62, and the northwest corner of a called 25 acres off the west end of the C.W. Brown Survey, Abstract 240, having been conveyed to Brandi N. Hamilton by a deed recorded in Instrument No. 514142 of the Official Public Records of Orange County, Texas, in an east line of said Abstract 250, and in a west line of said Abstract 240, being the northeast corner of this tract;

Thence S 03°42'25" E along an east line of said Tract ORA-62, the west line of said Hamilton tract, an east line of said Abstract 250, and a west line of said Abstract 240 **a distance of 1,366.42'** to a 4" x 4" concrete monument stamped "O-199" found for an interior corner of said Tract ORA-62, the southwest corner of said Hamilton tract, an interior corner of said Abstract 250, and the southwest corner of said Abstract 240, being an interior corner of this tract;

Thence N 86°26'16" E along a north line of said Tract ORA-62, the south line of said Hamilton tract, the south line of a called 26 acre tract having been conveyed to Ellis Ray Long by a deed recorded in Instrument No. 448845 of the Official Public Records of Orange County, Texas, a north line of said Abstract 250, and a south line of said Abstract 240 **a distance of 1,556.49'** to a 4" x 4" concrete monument stamped "O-200" found for a northeast corner of said Tract ORA-62, in the south line of said 26 acre tract, a northwest corner of a called 266.467 acre tract having been conveyed to DTHB, Inc., a Texas Corporation, by a deed recorded in Instrument No. 518855 of the Official Public Records of Orange County, Texas, in a north line of said Abstract 250, and in a south line of said Abstract 240, being a northeast corner of this tract;

Thence S 04°37'54" E along an east line of said Tract ORA-62, a west line of said 266.467 acre tract, the west line of a called 10 acre tract having been conveyed to Chas A. Howell by a deed recorded in Volume 201 Page 25 of the Official Public Records of Orange County, Texas, the west line of a called 5.99 acre tract having been conveyed to April Lamerl Daniel, a married Wife, by a deed recorded in Instrument No. 514142 of the Official Public Records of Orange County, Texas, and the west line of a called 5.01 acre tract having been conveyed to Jerry W. Humphrey, SR., a single man, by a deed recorded in Volume 538 Page 482 of the Official Public Records of Orange County, Texas **a distance of 2,553.26'** to a 5/8" iron rod found with "Collins" at the northwest corner of Poindexter Street for a southeast corner of said Tract ORA-62, the southwest corner of said 5.01 acre tract, a northwest corner of a called 4.985 acre tract having been conveyed to Joshua R. Dominy and Kristin E. Dominy, husband and wife, by a deed recorded in Instrument No. 549439 of the Official Public Records of Orange County, Texas, and in a north line of a called 0.53 of an acre tract having been conveyed to Steven R. Bagley and Marie A. Bagley by a deed recorded in Instrument No. 418529 of the Official Public Records of Orange County, Texas, being a southeast corner of this tract,

Thence S 85°09'46" W along a south line of said Tract ORA-62 and a south line of said Tract ORA-23, for the north line of said 0.53 of an acre tract, and the north line of the Oak Acres Subdivision **a distance of 3,875.54'** to a 5/8" iron rod found with "Collins" in the east margin of Alpine Street for an interior corner of said Tract ORA-23 and a northwest corner of said Oak Acres Subdivision, being an interior corner of this tract;

Thence S 04°55'29" E along the east margin of said Alpine Street, an east line of said Tract ORA-23, the west line of said Oak Acres Subdivision, and the west line of said 2.00 acre tract **a distance of 943.18'** to the point of beginning, **containing 309.9 acres**.

Notes:

(1) All Bearings recited herein are based on Texas State Plane Coordinate System NAD 83, Texas Central Zone (5376) FIPS 4203, Derived from GPS Observations, US Survey Feet, all distances are grid.

(2) See the above described description, as shown, on the attached plat prepared even date.

(3) Research of Easements, Restrictions, and Ownerships by this Surveyor was limited to GF No. H71830

(4) This tract adjoins and abuts a public roadway.



I, Kimble A. Morgan, Registered Professional Land Surveyor do hereby certify these field notes to reflect an actual survey made on the ground by me and/or under my supervision.

Given under my hand and seal, this the 8th day of October, 2026.

Kimble A. Morgan RPLS# 6569
Morgan Surveying Services, LLC
150 E. Lamar Street, Jasper, Texas 75951
(409) 383-3572
Employee of Morgan Surveying Services, LLC FIRM NO.10194159