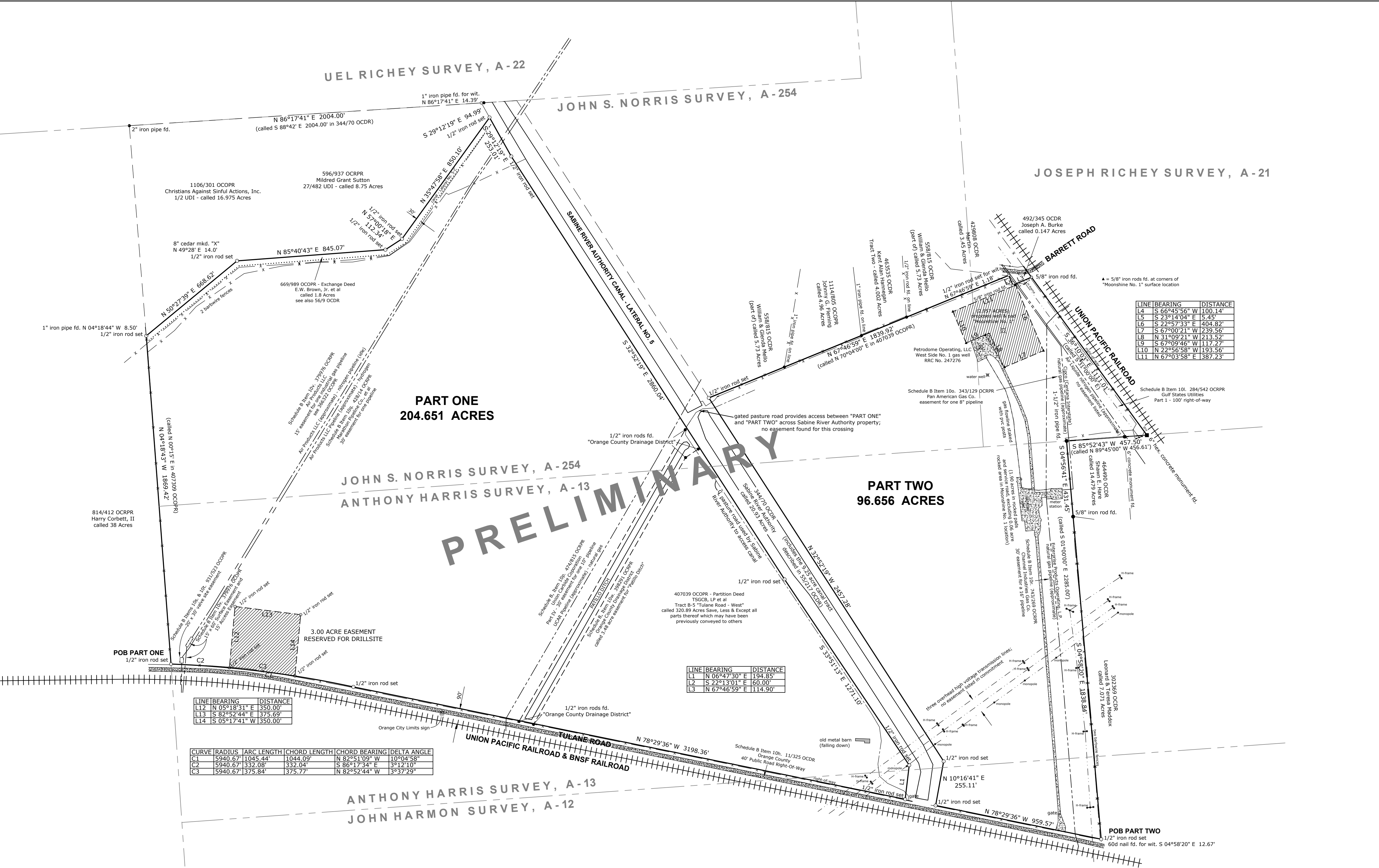




JOHN HARMON SURVEY, ABSTRACT NO. 12
ANTHONY HARRIS SURVEY, ABSTRACT NO. 13
JOSEPH RICHEY SURVEY, ABSTRACT NO. 21
JOHN S. NORRIS SURVEY, ABSTRACT NO. 254
ORANGE COUNTY, TEXAS

I, Glenn Hoffpauir, a duly Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat of 204.652 ACRES and 96.655 ACRES surveyed for IRONWOOD HOLDINGS, LLC accurately depicts the results of a survey made by me on the ground, completed on xxxxxx, 2019.

Witness my hand and seal of registration:

PRELIMINARY - FOR REVIEW 6/03/2019
THIS DOCUMENT MAY NOT BE RECORDED FOR ANY PURPOSE AND SHOULD NOT BE USED OR VIEWED AS A FINAL SURVEY DOCUMENT

SURVEYOR'S NOTES

- two metes and bounds descriptions accompany this plat

- bearings refer to Grid North of the Texas Coordinate System of 1983 (Central Zone 4203) as computed from gps vectors; at the Point of Beginning for Part One, True Azimuth = Grid Azimuth + 3°21'37"; at the Point of Beginning for Part Two, True Azimuth = Grid Azimuth + 3°22'08"

- "1/2" iron rod set" denotes a centerpunched 1-1/2 inch aluminum cap stamped "HOFFPAUIR RPLS 4492" affixed to a 1/2 inch iron rod.

- pipelines shown based on existing signage; pipelines were not exposed or marked by their operators.

- this survey prepared in conjunction with Title Commitment No. 4000411900489 issued by Alamo Title Insurance, effectively dated March 20, 2019; surveyor did not abstract for easements and does not warrant ownership.

Schedule B Items:

Item 10d. Subject property is currently under a grazing lease - terms are unknown.

Item 10h. 111/325 OCCR 4/15/1909 - a 40 foot wide Right-of-Way for a public road conveyed to Orange County, Texas. This is the right-of-way for Tulane Road, shown on this plat.

Item 10i. 72/516 OCCR 8/10/1942 - a blanket pipeline easement of unspecified width granted to Shell Pipe Line Company across parent tracts for the subject property - unable to locate this easement due to its insufficient description. This easement may have expired under its own terms.

Item 10i. 284/542 OCCR 5/09/1962 - a 100 foot wide Utility Easement conveyed to Gulf States Utilities Company - shown on this plat.

Item 10o. 343/129 OCCR 11/02/1964 - a pipeline easement conveyed to Pan American Gas Company for one 8" pipeline; the permanent easement width is "limited to the area required for the operation, maintenance, and repair" of the pipeline. The specified location corresponds with the location of the Cipro (Centana Interstate Pipeline) natural gas pipeline shown on this plat.

Item 10p. 374/815 OCCR 1/12/1967 - a 30 foot wide pipeline easement conveyed to Union Carbide Corporation. The specified location corresponds with the location of the UCAR natural gas pipeline shown on this plat.

Item 10q. 428/14 OCCR 8/04/1967 - a 30 foot wide easement for one pipeline conveyed to Marathon Pipeline Company, ARCO Pipe Line Company, The Crown Central Pipe Line and Transportation Company, and Shell Pipe Line Corporation (all owners of the Bayou Pipe Line System). The location of the pipeline shown in the easement appears to correspond with the location of the Air Products, LLC hydrogen pipeline shown on this plat.

Item 10r. 743/269 OCCR 2/10/1990 - a 30 foot wide pipeline easement for a 16" pipeline conveyed to Channel Industries Gas Company. The specified location corresponds with the location of the Enterprise Products Operating, L.P. natural gas pipeline shown on this plat.

Item 10s. 931/523 OCCR November 7, 1993 - a 20 foot by 30 foot valve site easement conveyed by Brown Family Trust to Cayuse Pipeline, Inc. The specified location corresponds with the 20 foot by 30 foot valve site shown on this plat.

Item 10t. 931/528 OCCR January 14, 1994 - a 20 foot by 30 foot valve site easement conveyed by E.W. Brown, Jr. Properties to Cayuse Pipeline, Inc. This is the same valve site easement described in Item 10s. above.

Item 10v. 379976 OCCR 2/20/2012 - an "Amendment to Easement and Right-Of-Way Agreement" conveyed to Air Products LLC for a 15 foot wide easement for one pipeline no larger than 18" in diameter. This amendment corrects errors and omissions in an earlier easement conveyed to Air Products LLC, effectively dated January 1, 2011, recorded in 366322 OCCR. The amended easement (379976 OCCR) cites "Exhibits A and Exhibits B attached hereto" for more particular descriptions of the permanent right-of-way; no exhibits are attached. I have referred to the exhibits and description attached to the original easement (366322 OCCR) for the location of Item 10v, which corresponds to the location of the Air Products LLC nitrogen pipeline and the 15' by 60' valve site shown on this plat.

Item 10w. 398291 OCCR 7/15/2013 - a drainage easement conveyed to Orange County Drainage District for "Patillo Ditch." The easement is shown on this plat.

Item 10x. 421072 OCCR 2/12/2015 - an Easement Deed by Court Order creating telecommunications easements 10 feet on each side of various cable system components as they existed on August 13, 2014; unable to locate this easement due to its insufficient description

Visible and apparent evidence of easements noted for the following items not listed in the commitment:

Air Liquide nitrogen pipeline shown running parallel with and approximately 50 feet west of the west right-of-way of the Union Pacific Road adjoining the northernmost east boundary line of the "PART TWO" subject tract.

Three overhead high voltage transmission lines shown crossing the "PART ONE" and "PART TWO" subject tracts near the southeast corner of the site.

A gated pasture road shown crossing the Sabine River Authority 20.93 Acre tract provides access between the "PART ONE" and "PART TWO" subject tracts. The 20.93 acre conveyance (344/70 OCCR) to Sabine River Authority does provide for restoration of "all roads and crossings...owned by Grantor and situated on the above described property" (the 20.93 acre tract).

Sabine River Authority personnel utilize the pasture road shown on the west side of the canal to access the canal tract. They have a lock on the gate shown at the south end of the pasture road on the north side of Tulane Road.

Surveyed for		
IRONWOOD HOLDINGS, LLC		
GLENN HOFFPAUIR SURVEYING, PLLC LICENSED FIRM NO. 10194243 252 CR 817 NACOGDOCHES, TX 75964-2801 PHONE (936) 560-1227		
REV:	JOB NO: 38801	DRAWN BY: ht
DATE:	SHEET NO: 1 OF 1	SCALE: 1" = 300'