

SURVEY DESCRIPTION
6.628 ACRES
JOSEPH SCATES SURVEY, A-69
BENJAMIN J. HARPER SURVEY, A-36
POLK COUNTY, TEXAS

Being all of that certain tract or parcel of land containing 6.628 acres, situated in the Joseph Scates Survey, Abstract No. 69, and also in the Benjamin J. Harper Survey, Abstract No. 36, being that same and certain called 6.628 acres, as described in Warranty Deed from Keith C. Jaehne, Trustee to Marvin Quarles, dated May 16, 2013, recorded in Volume 1898, Page 185 of the Official Public Records of Polk County, Texas (O.P.R.P.C.T.). Said 6.628 acres being further described by metes and bounds as follows, to wit:

BEGINNING at a 4 inch-by-4 inch concrete monument found for the southeast corner of a called 2.403 acres, as described in Volume 1870, Page 742 (O.P.R.P.C.T.), same being the northwest corner of the residue of a called 17.6 acres, as described in Volume 75, Page 434 (O.P.R.P.C.T.), same also being an angle corner and Point of Beginning of the herein described tract;

THENCE North $01^{\circ}11'49''$ West, along and with the east boundary line of the aforementioned 2.403 acre tract, a distance of 80.72 feet to a 1/2 inch iron rod found for the southwest corner of a called 11.591 acres, as described in Volume 2035, Page 600 (O.P.R.P.C.T.);

THENCE South $59^{\circ}10'59''$ East, along and with the south boundary line of the aforementioned called 11.591 acre tract, a distance of 573.59 feet to a 1/2 inch iron rod found for an angle corner;

THENCE South $65^{\circ}54'48''$ East, continuing along and with the south boundary line of the aforementioned called 11.591 acre tract, a distance of 216.16 feet to a 1/2 inch iron rod set in the west margin of U.S. Highway No. 59 (U.S. 59) for the southeast corner of same, and also the northeast corner of the herein described tract;

THENCE South $20^{\circ}38'45''$ West, along and with the west margin of U.S. 59, a distance of 388.21 feet to a 60d nail set for the northeast corner of a called 4.870 acres, as described in Volume 1892, Page 658 (O.P.R.P.C.T.), in the approximate centerline of a road known locally as Qualls Loop, from which a 1/2 inch iron rod found for reference bears South $20^{\circ}38'45''$ West, a distance of 20.00 feet;

THENCE North $68^{\circ}21'42''$ West, along and with the approximate centerline of Qualls Loop, same being the north boundary line of the aforementioned 4.870 acre tract, a distance of 534.73 feet to a 60d nail set for an angle corner;

THENCE North $87^{\circ}56'06''$ West, continuing along and with the approximate centerline of Qualls Loop, same being the north boundary line of the aforementioned 4.870 acre tract, a distance of 51.62 feet to a 60d nail set in the east boundary line of a called 1.511 acres, as described in Volume 1581, Page 397 (O.P.R.P.C.T.), for the northwest corner of the called 4.870 acres, from which a 1/2 inch iron rod found for reference bears South $00^{\circ}20'14''$ East, a distance of 20.00 feet;

THENCE North 00°20'14" West, along and with the west boundary line of the aforementioned 1.511 acre tract, passing a 1/2 inch iron rod set for reference at a distance of 34.00 feet, and continuing further along the west boundary line of the aforementioned residue of a called 17.6 acres for a total distance of 465.61 feet, to the Point of Beginning and containing 6.628 acres, more or less.

This survey was made upon the ground under my direct supervision on February 7, 2020.

1/2-inch iron rod set in this survey has a plastic cap that bears the name "Goodwin-Lasiter".

Bearings are based upon the south boundary line, as described in Volume 1898, Page 185 (O.P.R.A.C.T.), being – North 68°21'42" West.

I, Dean Yates, a Registered Professional Land Surveyor, do hereby certify that these notes were made as the result of an actual survey performed under my direct supervision in February, 2020 and are true and correct to the best of my knowledge. See Plat of even date.


Dean Yates
2/10/2020
R.P.L.S. No. 6302

Goodwin – Lasiter – Strong
1609 S. Chestnut St., Suite. 202
Lufkin, Texas 75901
TBPLS Firm No. 10110900



PLAT OF 1.193 ACRES AND 0.021 ACRE IN THE JOSEPH SCATES SURVEY, A-88, AND THE B.J. HARRER SURVEY, A-38, BOTH IN POLK COUNTY, TEXAS AND SAID 1.193 ACRES BEING PART OF A 6.828 ACRE TRACT CONVEYED BY MARVIN QUARLES TO SHARBAZ ONE PROPERTY, LLC BY DEED DATED FEBRUARY 21, 2020 AND RECORDED IN VOLUME 2251, PAGE 120 OF THE POLK COUNTY OFFICIAL RECORDS AND SAID 0.021 ACRE BEING PART OF A 104.763 ACRE TRACT CONVEYED TO KETH G. JEROME BY DEED RECORDED IN VOLUME 1752, PAGE 850 OF SAID OFFICIAL RECORDS.

1. KATH COOK, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6246, DO HEREBY CERTIFY TO ALL NEIGHBORS ADJACENT AND ALL OTHERS THAT THE PLAT HEREON IS AN ACCURATE STATEMENT OF THE SURVEY AND THAT THE SURVEY HAS BEEN MADE UNDER MY DIRECT SUPERVISION AND THAT I HAVE PERSONALLY REVIEWED THE SURVEY AND THAT THE SURVEY HAS BEEN MADE IN ACCORDANCE WITH THE REQUIREMENTS OF POLK COUNTY, TEXAS AND THE POLK COUNTY OFFICIAL RECORDS.

2. I HEREBY CERTIFY THAT THE SURVEY HAS BEEN MADE IN ACCORDANCE WITH THE REQUIREMENTS OF POLK COUNTY, TEXAS AND THE POLK COUNTY OFFICIAL RECORDS.

3. I HEREBY CERTIFY THAT THE SURVEY HAS BEEN MADE IN ACCORDANCE WITH THE REQUIREMENTS OF POLK COUNTY, TEXAS AND THE POLK COUNTY OFFICIAL RECORDS.

4. I HEREBY CERTIFY THAT THE SURVEY HAS BEEN MADE IN ACCORDANCE WITH THE REQUIREMENTS OF POLK COUNTY, TEXAS AND THE POLK COUNTY OFFICIAL RECORDS.

5. I HEREBY CERTIFY THAT THE SURVEY HAS BEEN MADE IN ACCORDANCE WITH THE REQUIREMENTS OF POLK COUNTY, TEXAS AND THE POLK COUNTY OFFICIAL RECORDS.

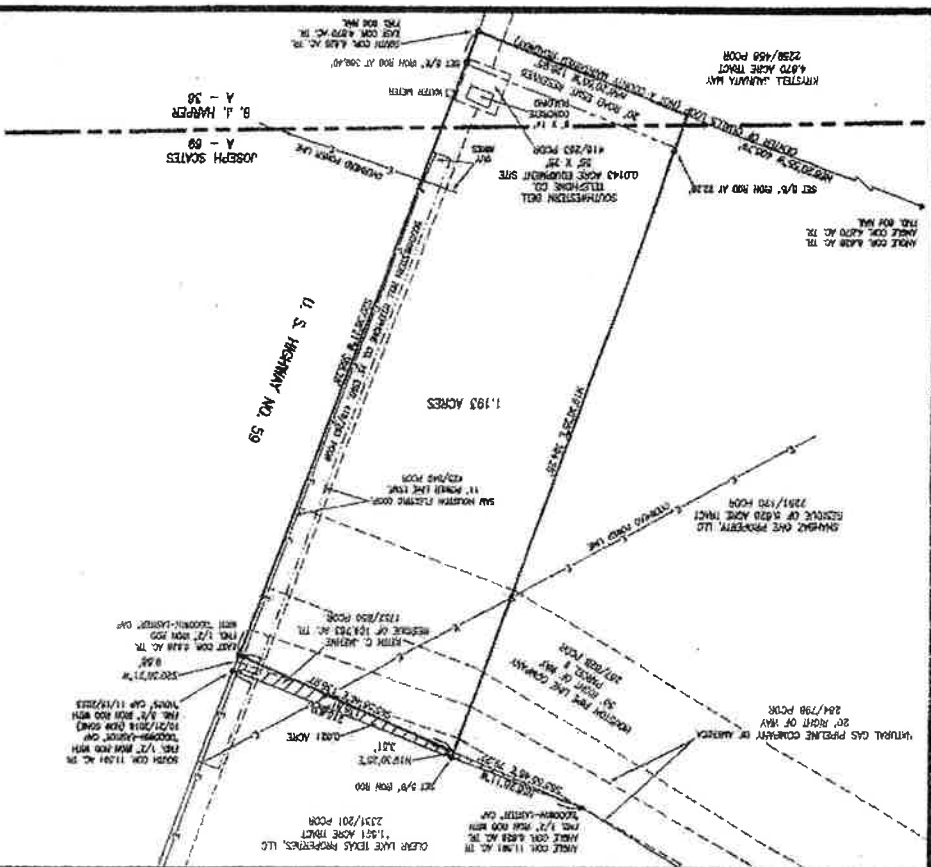
6. I HEREBY CERTIFY THAT THE SURVEY HAS BEEN MADE IN ACCORDANCE WITH THE REQUIREMENTS OF POLK COUNTY, TEXAS AND THE POLK COUNTY OFFICIAL RECORDS.

7. I HEREBY CERTIFY THAT THE SURVEY HAS BEEN MADE IN ACCORDANCE WITH THE REQUIREMENTS OF POLK COUNTY, TEXAS AND THE POLK COUNTY OFFICIAL RECORDS.

8. I HEREBY CERTIFY THAT THE SURVEY HAS BEEN MADE IN ACCORDANCE WITH THE REQUIREMENTS OF POLK COUNTY, TEXAS AND THE POLK COUNTY OFFICIAL RECORDS.

9. I HEREBY CERTIFY THAT THE SURVEY HAS BEEN MADE IN ACCORDANCE WITH THE REQUIREMENTS OF POLK COUNTY, TEXAS AND THE POLK COUNTY OFFICIAL RECORDS.

10. I HEREBY CERTIFY THAT THE SURVEY HAS BEEN MADE IN ACCORDANCE WITH THE REQUIREMENTS OF POLK COUNTY, TEXAS AND THE POLK COUNTY OFFICIAL RECORDS.



NOTE: THIS PLAT ACCORDS WITH THE REQUIREMENTS OF THE POLK COUNTY OFFICIAL RECORDS.



KATH COOK, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6246, DO HEREBY CERTIFY THAT THE SURVEY HAS BEEN MADE IN ACCORDANCE WITH THE REQUIREMENTS OF POLK COUNTY, TEXAS AND THE POLK COUNTY OFFICIAL RECORDS.

FIELDNOTES of 1.193 Acres in the Joseph Scates Survey, A-69, and the B.J. Harper Survey, A-36, both in Polk County, Texas and being part of a 6.628 Acre Tract conveyed by Marvin Quarles to Shahbaz One Property, LLC by deed dated February 21, 2020 and recorded in Volume 2251, Page 120 of the Polk County Official Records. Said 1.193 Acres being more particularly described as follows:

BEGINNING at the East corner of said 6.628 Acre Tract, found a 1/2" iron rod with a yellow cap stamped "Goodwin-Lasiter" in the Northwest right of way of U.S. Highway No. 59 and also being a South corner of the residue of a 104.763 Acre Tract conveyed to Keith C. Jaehne by deed recorded in Volume 1752, Page 850 of said Official Records from which a 1/2" iron rod with a yellow cap stamped "Goodwin-Lasiter" found on October 21, 2016 for the South corner of an 11.591 Acre Tract conveyed to Clear Lake Texas Properties, LLC bears N20°38'21"E 9.58 feet. Note: the 1/2" iron rod found in 2016 is now gone and has been replaced with a 5/8" iron rod having a yellow cap stamped "HOVIS";

THENCE with the Southeast Line of said 6.628 Acre Tract and said Northwest right of way, S20°38'21"W, at 369.40 feet set a 5/8" iron rod for reference in the Northeastern margin of Qualls Loop, a rocked roadway, and continue on same course a total distance of 388.28 feet to the South corner of said 6.628 Acre Tract and the East corner of a 4.870 Acre Tract conveyed to Krystell Jaunaita May by deed recorded in Volume 2259, Page 456 of said Official Records, found a 60d nail for corner in the center of said Qualls Loop;

THENCE with the Southwest Line of said 6.628 Acre Tract, the Northeast Line of said 4.870 Acre Tract, and the center of said Qualls Loop, N68°20'55"W 128.95 feet to a point for corner from which a 60d nail found for an angle corner of said 6.628 Acre Tract and said 4.870 Acre Tract bears N68°20'55"W 405.79 feet;

THENCE across and severing said 6.628 Acre Tract, N19°30'25"E, at 22.28 feet set a 5/8" iron rod for reference and continue on same course a total distance of 394.28 feet to a point for corner in the Northeast Line of said 6.628 Acre Tract and a Southwest Line of said residue from which a 1/2" iron rod with a yellow cap stamped "Goodwin-Lasiter" found for an angle corner of said 6.628 Acre Tract and said 11.591 Acre Tract bears N65°55'46"W 79.22 feet and also from said point a 5/8" iron rod set for corner in the Southwest Line of said 11.591 Acre Tract bears N19°30'25"E 3.51 feet;

THENCE with the Northeast Line of said 6.628 Acre Tract and a Southwest Line of said residue, S65°55'46"E 136.97 feet to the Place of Beginning and containing 1.193 Acres of Land.

THERE is reserved inside this tract a 20 feet wide road easement being parallel with, adjacent to and adjoining the Southwest Line of same.

The bearings described herein are based upon previous surveys performed by me on adjoining tracts.

5/8" iron rods set for this survey have a yellow cap stamped "RPLS 5368".

This fieldnote description accompanies a plat of this 1.193 Acres prepared this date.

Surveyed: November 15, 2023

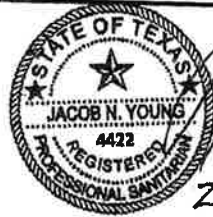

Alan Cook, Registered Professional
Land Surveyor, No. 5368



CIRCLE Y SEPTIC DESIGNS

2304 TRAM RD.
LIVINGSTON, TEXAS 77351
936-329-1705

Shahbaz One Property LLC
11777 US Highway 59
Livingston, Texas



2-25-26

SCALE: 1" = 100'
NORTH: ↑

SYSTEM #1
EXISTING TANKS
1-500 GAL TRASH
TANKS + (3 -500 TANKS
IN COLLECTION LINE)
1- 1500 ATU
1-1000 PUMP TANK

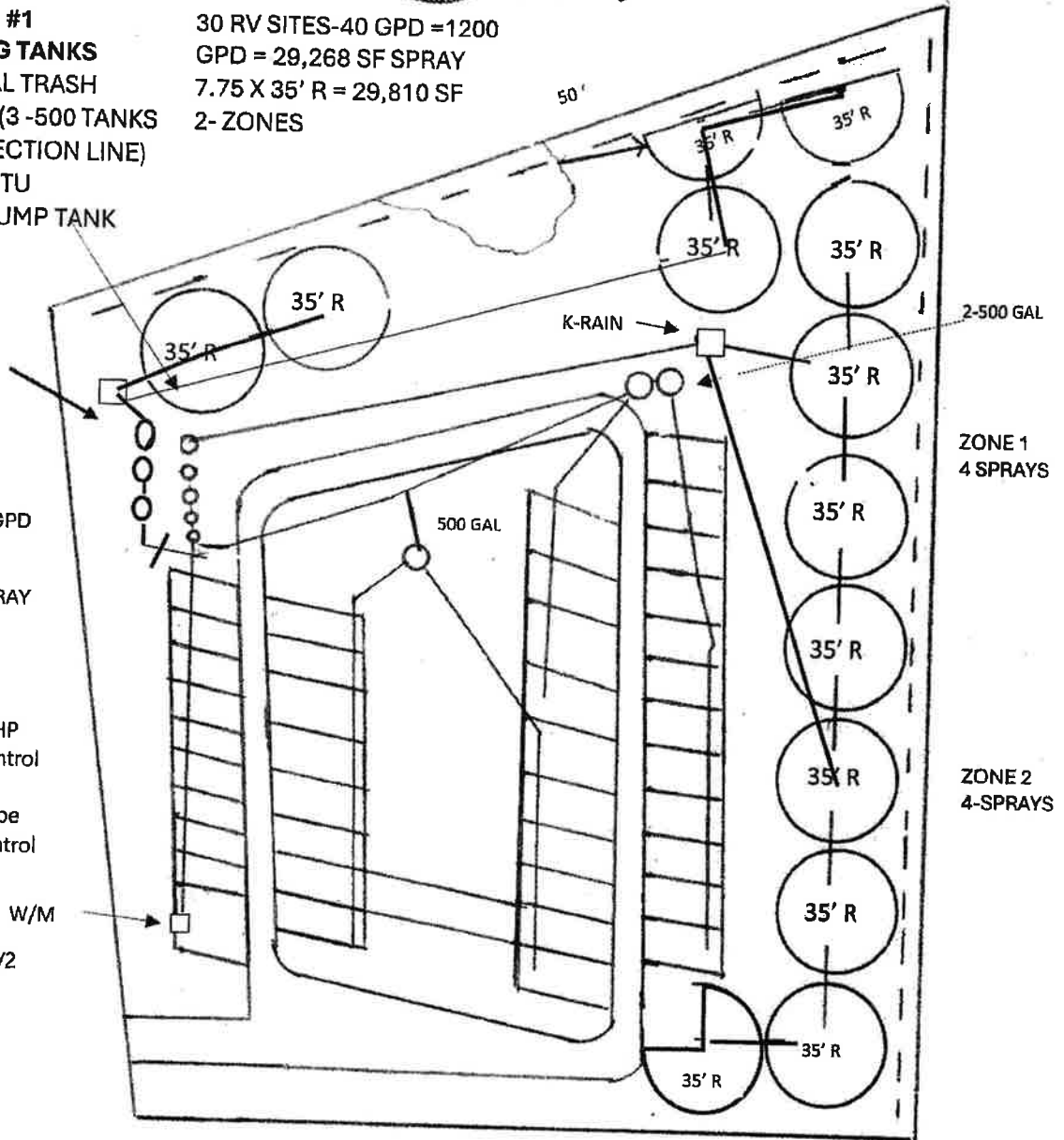
30 RV SITES-40 GPD =1200
GPD = 29,268 SF SPRAY
7.75 X 35' R = 29,810 SF
2- ZONES

SYSTEM #2
NEW SYSTEM
1000 GAL TRASH
1000 GAL ATU
1000 GAL PUMP

10- RV SITES 40 GAL EA. 400 GPD
1- WASHING MACHINE -200 GPD
600 GPD
TOTAL 600 GPD =14634 SF SPRAY
4=35' R = 15,386
2- ZONE - K-RAIN VALVES

The existing system has 2- 1/2 HP
duplex pumps with separate control
panels, please add that
existing control panels need to be
upgraded to a single duplex control
panel

The New System Shall have 2- 1/2
HP duplex pumps with a single
duplex control panel.



11777 US HIGHWAY 59 NORTH