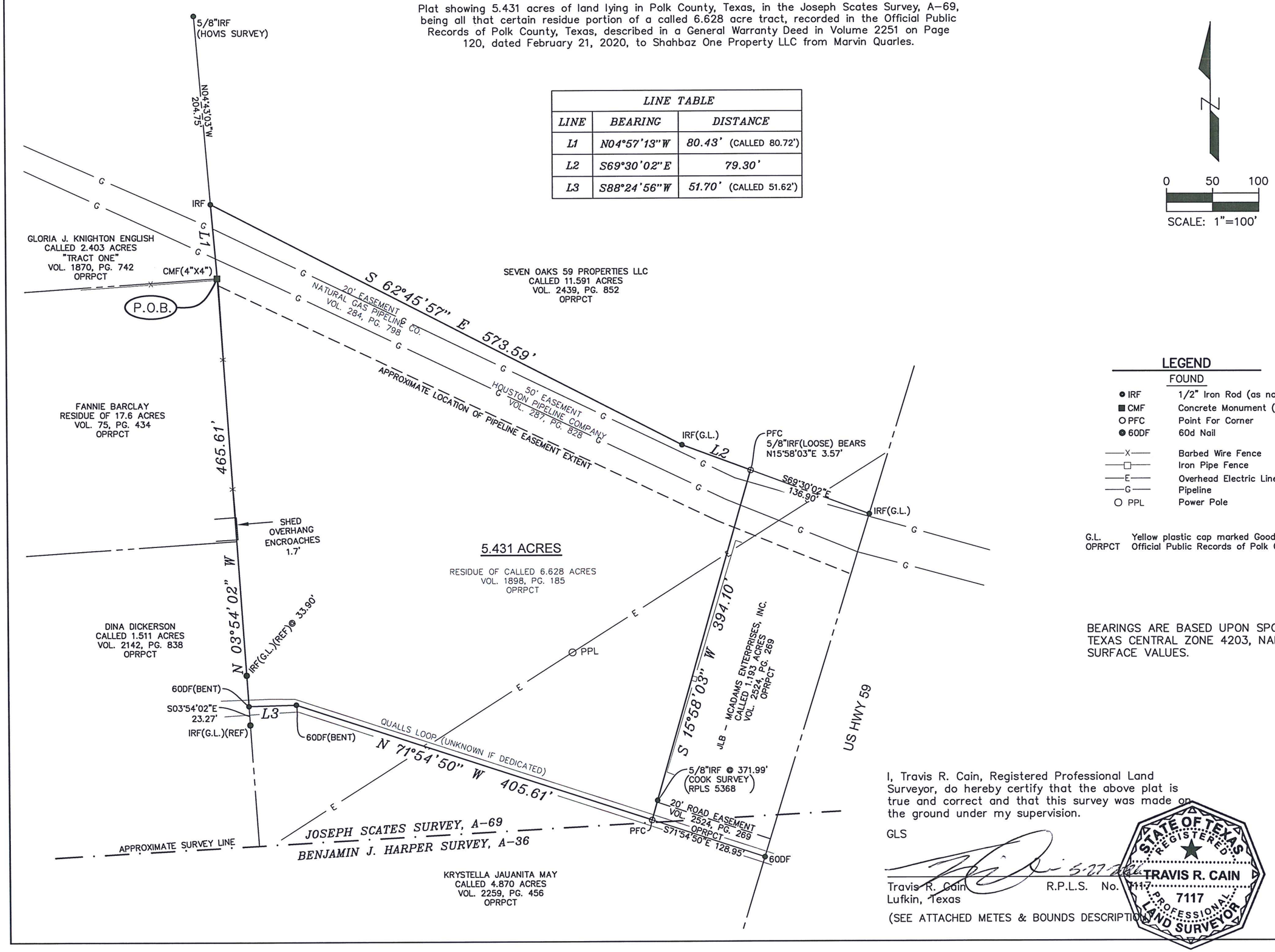
~ SURVEY PLAT ~

Plat showing 5.431 acres of land lying in Polk County, Texas, in the Joseph Scates Survey, A-69, being all that certain residue portion of a called 6.628 acre tract, recorded in the Official Public Records of Polk County, Texas, described in a General Warranty Deed in Volume 2251 on Page 120, dated February 21, 2020, to Shahbaz One Property LLC from Marvin Quarles.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N04°57'13"W	80.43' (CALLED 80.72')
L2	S69°30'02"E	79.30'
L3	S88°24'56"W	51.70' (CALLED 51.62')



LEGEND

FOUND

● IRF	1/2" Iron Rod (as noted)
■ CMF	Concrete Monument (as noted)
○ PFC	Point For Corner
◉ 60DF	60d Nail
—X—	Barbed Wire Fence
—□—	Iron Pipe Fence
—E—	Overhead Electric Line
—G—	Pipeline
○ PPL	Power Pole

G.L. Yellow plastic cap marked Goodwin Lasiter
OPRPCT Official Public Records of Polk County, Texas

BEARINGS ARE BASED UPON SPC TEXAS CENTRAL ZONE 4203, NAD 83, SURFACE VALUES.

I, Travis R. Cain, Registered Professional Land Surveyor, do hereby certify that the above plat is true and correct and that this survey was made on the ground under my supervision.

GLS

5-27-26

Travis R. Cain R.P.L.S. No. 7117
Lufkin, Texas

(SEE ATTACHED METES & BOUNDS DESCRIPTION)

STATE OF TEXAS
REGISTERED
TRAVIS R. CAIN
7117
PROFESSIONAL
LAND SURVEYOR

NO.	DATE	REVISIONS

TBPE FIRM REGISTRATION #413 - TBPLS FIRM REGISTRATION #10110900 -
TBPLS FIRM REGISTRATION #10110901

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GLS
ARCHITECTURE - ENGINEERING - INTERIORS
LANDSCAPE - SURVEYING
1609 S. CHESTNUT ST. STE. 202 - LUFKIN, TEXAS 75901 - (936) 637-4900
4077 CROSS PARK DR. STE. 100 - BRYAN, TEXAS 77802 - (979) 776-9700
455 RICE ROAD STE. 107 - TYLER, TEXAS 75703 - (903) 581-3805

BOUNDARY SURVEY

5.431 ACRES
JOSEPH SCATES SURVEY, A-69
POLK COUNTY, TEXAS

DATE	DRAWN BY:	APPVD BY:	ISSUED:
5/2026	WBB	TRC	5/2026

JOB NUMBER
256617

SHEET NO.