

5418 Farm to Market 359

Being a tract of land situated in the Nathan Brookshire League, Abstract No. 14, Fort Bend County, Texas, some being that tract of land conveyed to Donald Charles Carr, by deed recorded in Volume 1625, Page 36, Deed Records of Fort Bend County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron pipe found for corner, said corner being the Southwest corner of that tract of land conveyed to 359 Ventures, LLC, Texas limited liability company, by deed recorded in Volume 1625, Page 36, Deed Records of Fort Bend County, Texas, and lying along the East line of Vanhookes, Section 3, a Subdivision in Fort Bend County, Texas, according to the Plat thereof recorded in Instrument No. 20210064, Plat Records of Fort Bend County, Texas;

THENCE North 86 degrees 47 minutes 08 seconds East, along the South line of said 359 Ventures, LLC, Texas limited liability company, a distance of 129.76 feet to a 1/2 inch iron pipe found for corner, said corner being the Southwest corner of said 359 Ventures tract, and along the Southwest line of Farm to Market 359 (100 foot right-of-way), from which a 1/2 inch iron pipe found bears South 75 degrees 30 minutes 05 seconds West, a distance of 0.10 feet for witness;

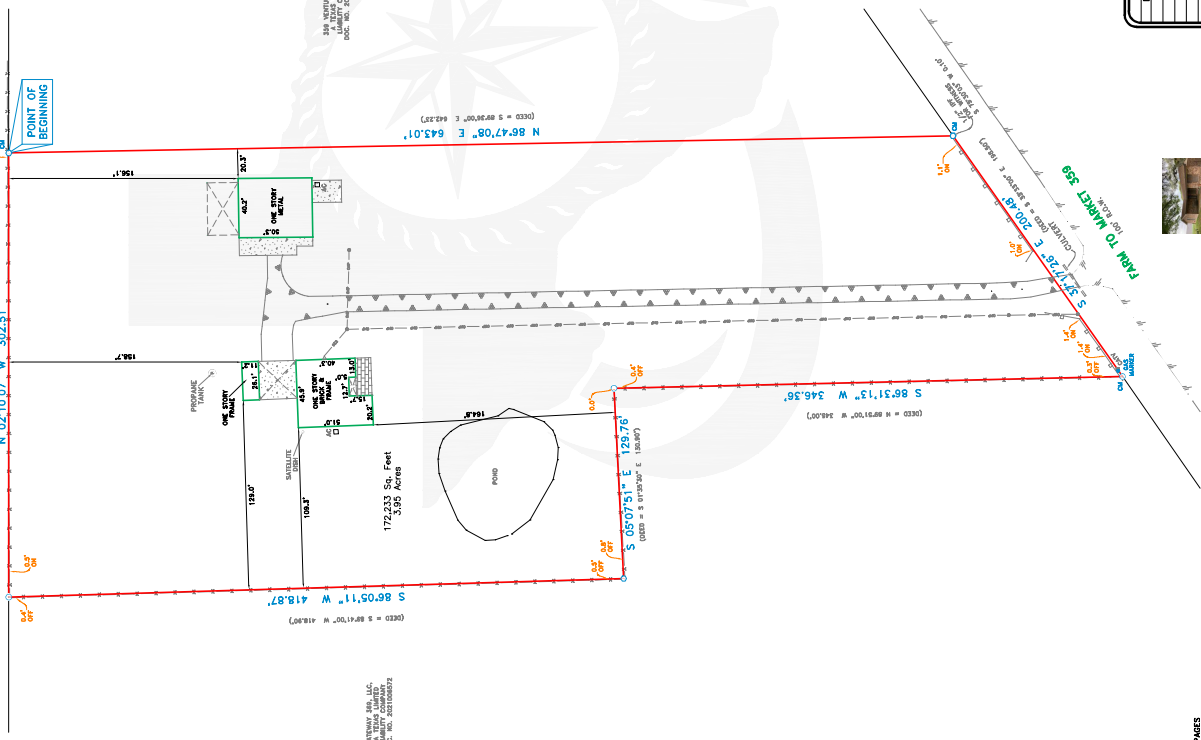
THENCE South 37 degrees 17 minutes 26 seconds East, along said Southwest line of Farm to Market 359, a distance of 200.48 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of that tract of land conveyed to 359 Ventures, LLC, Texas limited liability company, by deed recorded in Document No. 2021005972, Official Public Records of Fort Bend County, Texas;

THENCE South 86 degrees 31 minutes 13 seconds West, along the North line of said Gateway 369 tract, a distance of 346.36 feet to a 1/2 inch iron rod found for corner;

THENCE South 08 degrees 07 minutes 51 seconds East, along a West line of said Gateway 369 tract, a distance of 129.76 feet to a 1/2 inch iron pipe found for corner, said corner being an inside "all corner" of said Gateway 369 tract;

THENCE South 86 degrees 05 minutes 11 seconds West, along a North line of said Gateway 369 tract, a distance of 418.87 feet to a 1/2 inch iron rod found for corner, said corner being a Northwest corner of said Gateway 369 tract, and lying along the aforementioned East line of Vanhookes, Section 3;

THENCE North 02 degrees 10 minutes 07 seconds West, along said East line of Vanhookes, a distance of 346.36 feet to the **POINT OF BEGINNING** and containing 172.33 square feet or 3.95 acres of land.



SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies, in Further, This Company, in connection with the transaction described in C.F. No. 23130073K1 that, (a) this survey and the property description set forth hereon were prepared from an actual inspection of the land and monuments shown hereon actually existed on the date of this survey, and the location, size and type of material thereon are correctly shown; (b) this survey by resulting from other use shall not be the responsibility of the undersigned; (c) the plat hereon is a true and correct copy of the original survey as shown; and (d) the plat hereon indicates, location and type of buildings on the ground; and EXCEPT AS SHOWN on improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 14th day of March, 2024
 [Signature]
 Registered Professional Land Surveyor



NOTE: Accuracies in the C.F. No. in this plat are based on the 1983 datum. This property data is in Zone 14N. The property data is in Zone 14N. The property data is in Zone 14N. The property data is in Zone 14N.

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NOTES: SHOWING ARE BASED ON NAD 83 TEXAS NORTH COORDINATE SYSTEM. ALL DISTANCES ARE IN FEET UNLESS OTHERWISE NOTED. EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES MAY AFFECT THE ABOVE DESCRIBED PROPERTY: VOLUME 404, PAGE 477

CBG
 COMMERCIAL BOUNDARY GROUP
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 Email: info@cbgtx.com
 License No. 10984880

| SCALE | DATE | JOB NO. | DIST. NO. | BOOK | PAGE |
|----------|------------|---------|-----------|-----------|------|
| 1" = 40' | 03/14/2024 | 4040412 | 4040412 | SEE CERT. | 404 |

METES AND BOUNDS
 NATHAN BROOKSHIRE LEAGUE, ABSTRACT NO. 14
 FORT BEND COUNTY, TEXAS
 5418 FARM TO MARKET 359

ACCEPTED BY: _____

 Registered Professional Land Surveyor

ACCEPTED BY: _____

 Registered Professional Land Surveyor

ACCEPTED BY: _____

 Registered Professional Land Surveyor

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 Registered Professional Land Surveyor

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