

FOR SALE

Ricefield Road, Rosenberg, Texas 77469

±24.95 Acres of Land

partners

PARTNERSREALSTATE.COM



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ALISHA RENSHAW

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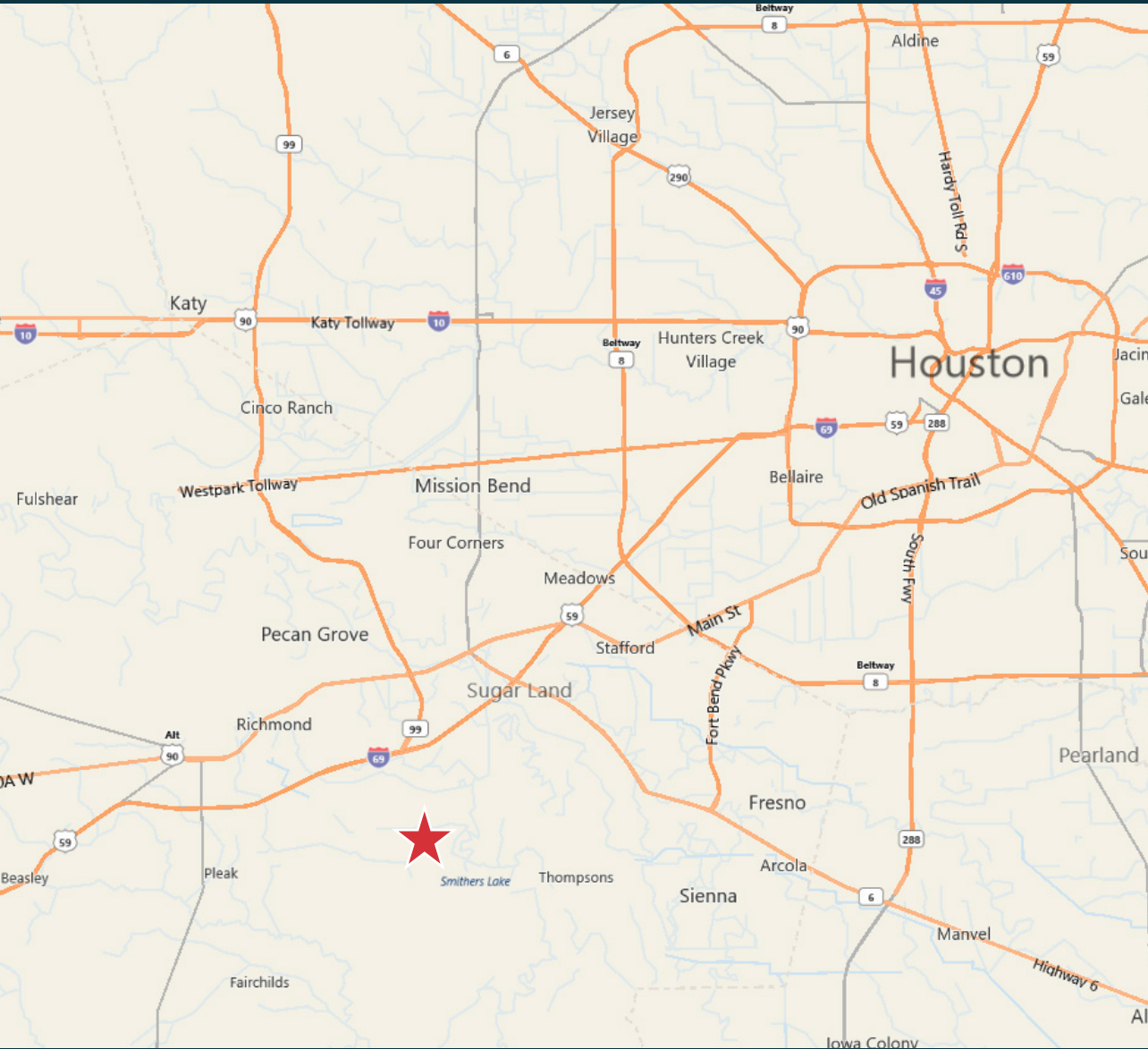
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PROPERTY FEATURES

- ±24.95 Acres of Land
- Investment or Development Opportunity
- Low Tax Rate
- Adjacent to Fort Bend MUD 184
- ±910' of Frontage on Ricefield Road
- Located in Lamar CISD
- ±3 Miles from Highway 59 & Highway 36
- Surrounded by Several New Master Planned Communities
- Adjacent to Lennar Homes Walnut Creek Subdivision
- **Sale Price: Contact Broker**

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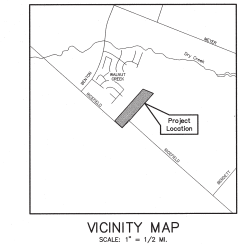
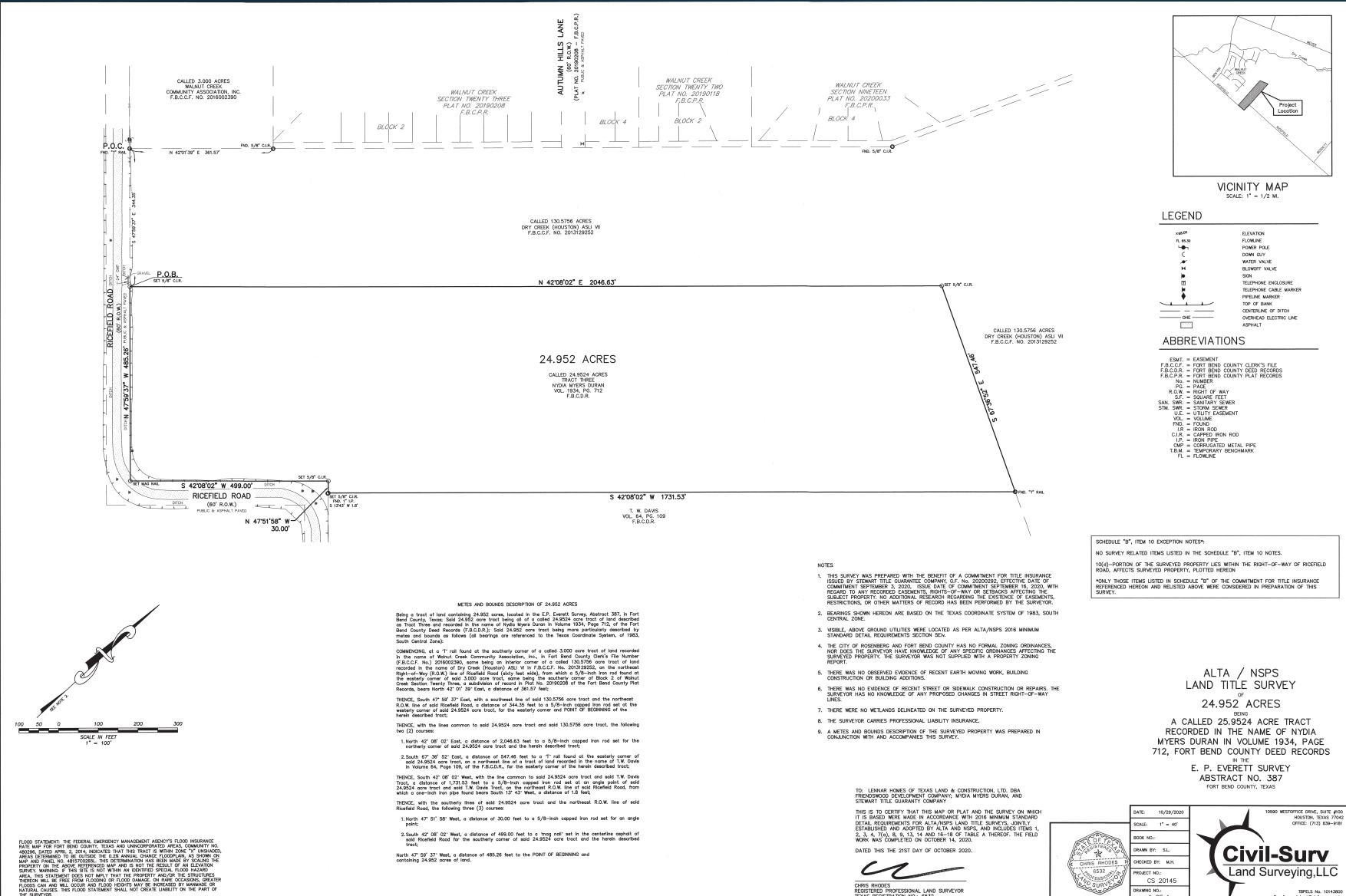
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LEGEND

▲	ELEVATION
—	FLOWLINE
●	POWER POLE
○	DOWN POST
+	WATER VALVE
+	BLOWOFF VALVE
○	SON
□	TELEPHONE ENCLOSURE
—	TELEPHONE CABLE MARKER
—	PIPELINE MARKER
—	CONTINUATION OF OTHER
—	OVERHEAD ELECTRIC LINE
—	ADJACENT

ABBREVIATIONS

ESMT	= EASEMENT
F.C.C.P.	= FORT BEND COUNTY CLERK'S FILE
F.C.D.R.	= FORT BEND COUNTY DEED RECORDS
F.C.P.R.	= FORT BEND COUNTY PLAT RECORDS
N	= NORTH
NO	= NUMBER
NO	= NUMBER
R.O.W.	= RIGHT OF WAY
S.F.	= SQUARE FEET
S&W	= SURVEY S&W
STM	= STORM SEWER
U.D.	= UTILITY EASEMENT
VOL	= VOLUME
FOOT	= FOOT
IR	= IRON ROD
CRP	= CORRODED IRON ROD
IRP	= IRON PIPE
CMP	= CORRUPATED METAL PIPE
FB	= FORT BEND COUNTY
FL	= FLOWLINE

SCHEDULE "B", ITEM 10 EXCEPTION NOTES:
NO SURVEY RELATED ITEMS LISTED IN THE SCHEDULE "B", ITEM 10 NOTES.
100% PORTION OF THE SURVEYED PROPERTY LIES WITHIN THE RIGHT-OF-WAY OF RICEFIELD ROAD, AFFECTS SURVEYED PROPERTY, PLOTTED HEREON.
NOTE: THOSE ITEMS LISTED IN SCHEDULE "B" OF THE COMMITMENT FOR TITLE INSURANCE HEREOF AND RELIATED ABOVE WERE CONSIDERED IN PREPARATION OF THIS SURVEY.

- NOTES
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY GUARANTEE COMPANY OF NEW YORK, INCORPORATED IN NEW YORK, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR EASEMENTS AFFECTING THE SUBJECT PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
 - BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.
 - VISIBLE AND/OR GROUND UTILITIES WERE LOCATED AS PER ALTA/NSPS 2016 MINIMUM STANDARD DETAIL REQUIREMENTS SECTION 501.
 - THE CITY OF ROSENBERG AND FORT BEND COUNTY HAS NO FORMAL ZONING ORDINANCES, NOR DOES THE SURVEYOR HAVE KNOWLEDGE OF ANY SPECIFIC ORDINANCES AFFECTING THE SURVEYED PROPERTY. THE SURVEYOR WAS NOT BURIED WITH A PROPERTY ZONING REPORT.
 - THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
 - THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS, THE SURVEYOR HAS NO KNOWLEDGE OF ANY PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES.
 - THERE WERE NO METALINGS DELINEATED ON THE SURVEYED PROPERTY.
 - THE SURVEYOR CARRIES PROFESSIONAL LIABILITY INSURANCE.
 - A METES AND BOUNDS DESCRIPTION OF THE SURVEYED PROPERTY WAS PREPARED IN CONJUNCTION WITH AND ACCOMPANIES THIS SURVEY.

ALTA / NSPS
LAND TITLE SURVEY
24.952 ACRES
BEING
A CALLED 25.9524 ACRE TRACT
RECORDED IN THE NAME OF NYDIA
MYERS DURAN IN VOLUME 1934, PAGE
712, FORT BEND COUNTY DEED RECORDS
IN THE
E. P. EVERETT SURVEY
ABSTRACT NO. 387
FORT BEND COUNTY, TEXAS

TO: LENNAR HOMES OF TEXAS LAND & CONSTRUCTION, LTD. DBA FRENDSWOOD DEVELOPMENT COMPANY; NYDIA MYERS DURAN, AND STRAWBERRY TITLE GUARANTY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 9, 13, 14 AND 18-19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 14, 2020.

DATED THIS 21ST DAY OF OCTOBER 2020.

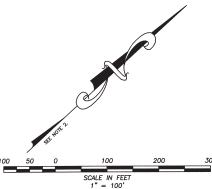
CHRIS BRIDGES
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 104394

DATE: 10/28/2020
SCALE: 1" = 40'
BOOK NO.:
GRAM BY: SL
CHECKED BY: MJK
PROJECT NO.: CS 20145
DRAWING NO.: 1.02

10990 WESTPINE DRIVE, SUITE #100
HOUSTON, TEXAS 77044
OFFICE: (713) 834-9141

Civil-Surv
Land Surveying, LLC

TEXAS NO. 104394
EXP. 10/31/2026



FLOOD STATEMENT: THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND UNINCORPORATED AREAS COMMUNITY NO. 48508, DATED APRIL 2, 2014, INDICATES THAT THIS TRACT IS WITHIN ZONE X2 UNINCORPORATED AREAS COMMUNITY NO. 487000000. THIS DETERMINATION HAS BEEN MADE BY SEALING THE PROPERTY ON THE ABOVE REFERENCED MAP AND IS NOT THE PROPERTY OF ANY OCCUPANTS THEREOF. WHILE THE TRACT IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT MEAN THAT THE PROPERTY IS INSURE. OCCUPANTS THEREOF WILL BE RESPONSIBLE FOR OBTAINING FLOOD INSURANCE. OCCUPANTS SHOULD BE AWARE THAT FLOODING CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY WINDMAGE OR NATIONAL CLIMATE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



11-2-2015

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

PCR Brokerage Houston, LLC dba Partners	90033949	<u>licensing@partnersrealestate.com</u>	713-629-0500
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jon Silberman	389162	<u>jon.silberman@partnersrealestate.com</u>	713-629-0500
Designated Broker of Firm	License No.	Email	Phone
Travis Land	498101	<u>travis.land@partnersrealestate.com</u>	713-629-0500
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
A.J. Williams	695104	<u>aj.williams@partnersrealestate.com</u>	713-629-0500
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____