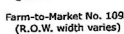




- ☒ Set or Found
5/8-Inch iron rod
Stamped "1535-4035"
- ☐ Found iron rods or pipes
with or without survey caps
- ☐ Found Fence corner post

SURVEY PLAT OF A 42.7653 ACRES OF LAND, SITUATED IN THE CHURCHILL FULSHEAR LEAGUE, ABSTRACT No. 29, FORT BEND COUNTY, TEXAS, BEING THE RESIDUAL OF A CALLED 42.933 ACRES TRACT OF LAND (THIRD TRACT), DESCRIBED IN A GENERAL WARRANTY DEED, DATED JANUARY 1, 2009, RECORDED IN COUNTY CLERK'S FILE No. 2009007110 OF THE OFFICIAL DEED RECORDS OF FORT BEND COUNTY, TEXAS.



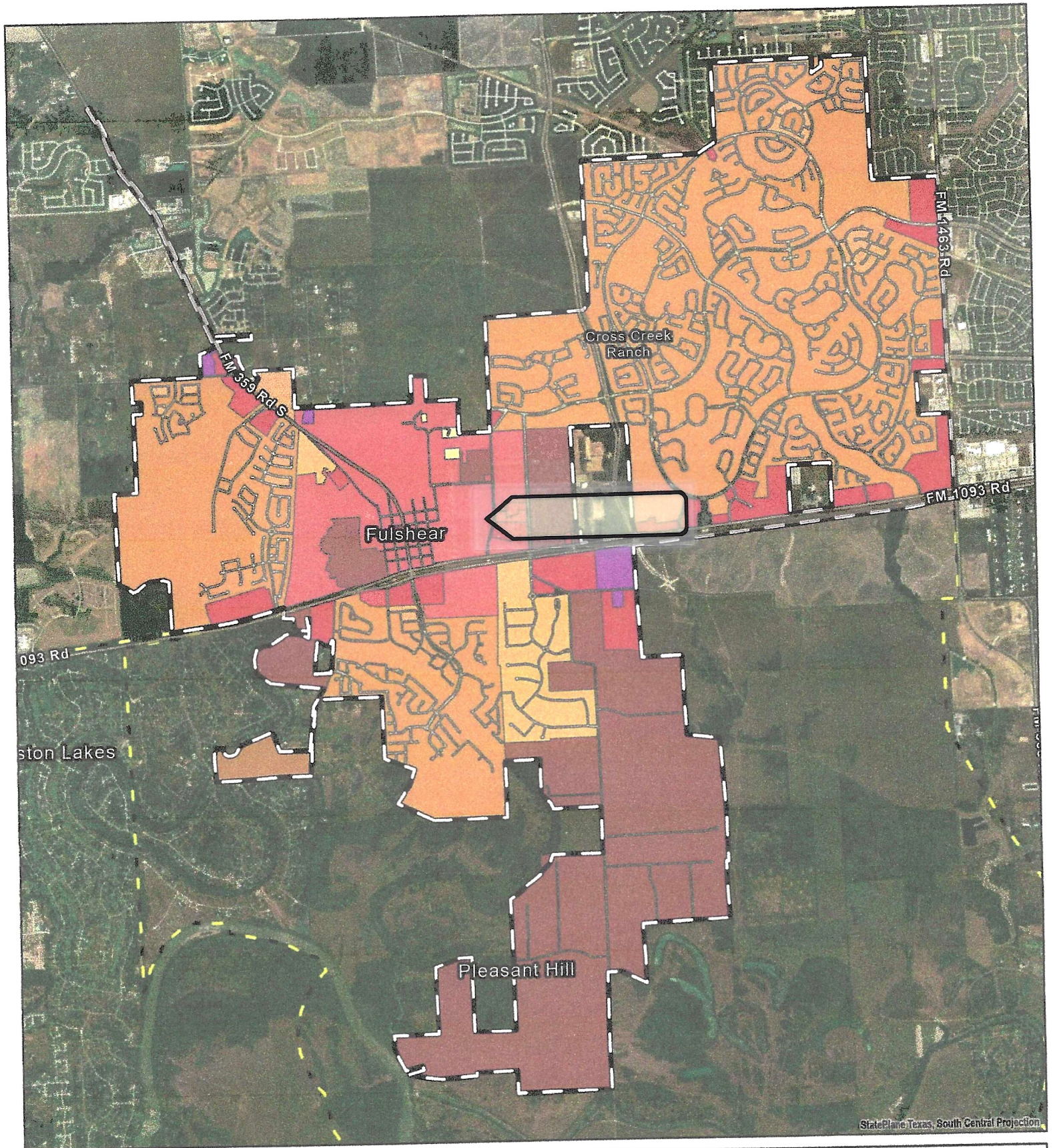
LINE	BEARING	DISTANCE
L1	S 39° 03' 33" W	36.01'
L2	S 89° 27' 25" E	100.71'
L3	S 45° 36' 49" E	36.09'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
G1	4,540.00'	106.22'	106.22'	S 88°+47'12" E	1°20'26"

James L. Sytak, Sr. (James L. Sytak, Sr.)
Registered Professional Land Surveyor No. 4035



1. All bearing are between are based on the Texas coordinate system of 1983, (NAD83 2011) South Central Zone (FIPS 4204) UTM 16N. All Coordinates are grid and will not be converted to surface by applying a combined scale factor of 0.999981573 (USGS Geoid 1709)
2. According to the Federal Emergency Management Agency (FEMA) flood insurance rate map no. 48157C00184, Revised Date of January 29, 2021, 100 Year Flood Zone, Texas, the survey lies within Zone "X" (Unshaded).
3. The property is located within the city limits of Fairbair, Texas.
4. TITLE COMMITMENT NO. 7: THIS SURVEY WAS PERFORMED WITHOUT A CURRENT TITLE INSURANCE.



EST **FULSHEAR** 1824

Zoning Map
June, 2025

N



0 2,000 4,000 8,000 Feet

Scale = 1:48,000 | 1 Inch = 4,000 Feet

Areas depicted are approximate and not guaranteed to be accurate to standards for mapping, surveying or engineering. This data is for illustrative purposes only and should not be relied upon for site-specific purposes. The data herein is subject to constant change and may not be complete, accurate or up-to-date. The City of Fulshear in no way assumes liability or responsibility for any incorrect data or any information provided herein.
Dated: June 04, 2025

ZONING KEY

	COMMERCIAL
	DOWNTOWN DISTRICT
	ESTATE RESIDENTIAL
	INDUSTRIAL
	MANUFACTURED HOMES
	PLANNED UNIT DEVELOPMENT
	SEMI-URBAN RESIDENTIAL
	SUBURBAN RESIDENTIAL

 City Limits
 ETJ



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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

<u>George S. Gayle, III</u>	<u>134756</u>	<u>gsgayle3@gmail.com</u>	<u>(281)660-9440</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1

TXR 2501

42.76 acres