



## Survey Prepared for HUGGINS RANCH, LTD

SURVEY PLAT SHOWING A 14.7264 ACRES OF LAND, SITUATED IN THE CHURCHILL FULSHEAR LEAGUE, ABSTRACT No. 29, FORT BEND COUNTY, TEXAS, BEING COMPRISED OF THE FOLLOWING TRACT OF LAND: 2.1291 ACRES BEING THE RESIDUAL OF A CALLED 5-1/3 ACRES (FIRST TRACT), BLOCKS EIGHTEEN (18) AND THIRTY (30) (FOURTH TRACT), BLOCK NINETEEN (19) (FIFTH TRACT) IN THE TOWN OF FULSHEAR AS SHOWN BY MAP OR PLAT RECORDED IN VOLUME U, PAGES 177-179 OF THE OFFICIAL DEED RECORDS OF FORT BEND COUNTY, TEXAS, AND A 2.1586 ACRES BEING THE RESIDUAL OF A CALLED 2 1/4 ACRES TRACT OF LAND (SIXTH TRACT) AND (EIGHTH TRACT), SAID TRACTS OF LAND DESCRIBED IN A GENERAL WARRANTY DEED, DATED JANUARY 1, 2009, RECORDED COUNTY CLERK'S FILE No. 2009007110 OF THE OFFICIAL DEED RECORDS OF FORT BEND COUNTY, TEXAS, AND BLOCK SEVENTEEN (17) OF THE SAID TOWN SITE, DESCRIBED IN A GENERAL WARRANTY DEED, DATED JANUARY 1, 2009, RECORDED COUNTY CLERK'S FILE No. 2009007107 OF THE OFFICIAL DEED RECORDS OF FORT BEND COUNTY, TEXAS.

### LEGEND

These standard symbols will be found in the drawing.

- Set 5/8-Inch iron rod stamped "1535-4035"
- Found Iron rods or Pipes
- Found Fence Corner Post
- Existing fence

### SURVEY LINE TABLE

LINE	BEARING	DISTANCE
L1	N 39°21'27" E	34.62'
L2	N 85°44'45" E	29.51'
L3	N 88°33'52" E	336.20'
L4	S 01°29'31" E	14.30'
L5	S 88°24'37" W	569.86'
L6	S 73°04'10" W	105.60'
L7	N 07°10'06" W	58.79'
L8	N 82°10'03" W	35.00'
L9	N 76°37'28" W	66.73'

### SURVEY CURVE TABLE

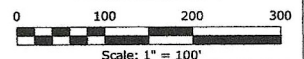
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5,060.00'	104.73'	104.23'	N 87°58'27" E	1°10'45"
C2	1,960.00'	107.28'	107.77'	S 89°52'05" E	3°08'10"

### CHURCHILL FULSHEAR LEAGUE ABSTRACT No. 29

Canvas Fulshear Owner LLC  
Called 15.855 acres  
CANVAS ON FOUNDER'S HILL  
Subdivision  
Slide No. 20220243  
O. D. R. F. B. Co. TX

### HENRY STEINKAMP, INC.

Texas Licensed Surveying Firm No. 10005000  
Land Boundary & Topographic Surveying  
909 Fifth Street  
Rosenberg, Texas 77471  
Telephone/Fax 281.342.2241  
email: gps01@comcast.net



### SURVEYOR'S NOTES:

- All bearings are herein based on the Texas coordinate system of 1983, (NAD83 2011) South Central Zone (FIPS 4204) US Feet. All Coordinates are grid and can be converted to surface by applying a combined scale factor of 0.999881824. (USA Geoid 12B)
- According to the Federal Emergency Management Agency (FEMA) flood insurance rate map No. 48157C0085M, Revised Date of January 29, 2021, Fort Bend County, Texas., the survey lies within Zone "X" (Unshaded).
- This property is located within the city limits of Fulshear, Texas.
- TITLE COMMITMENT NOTE: THIS SURVEY WAS PERFORMED WITHOUT A CURRENT TITLE REPORT.



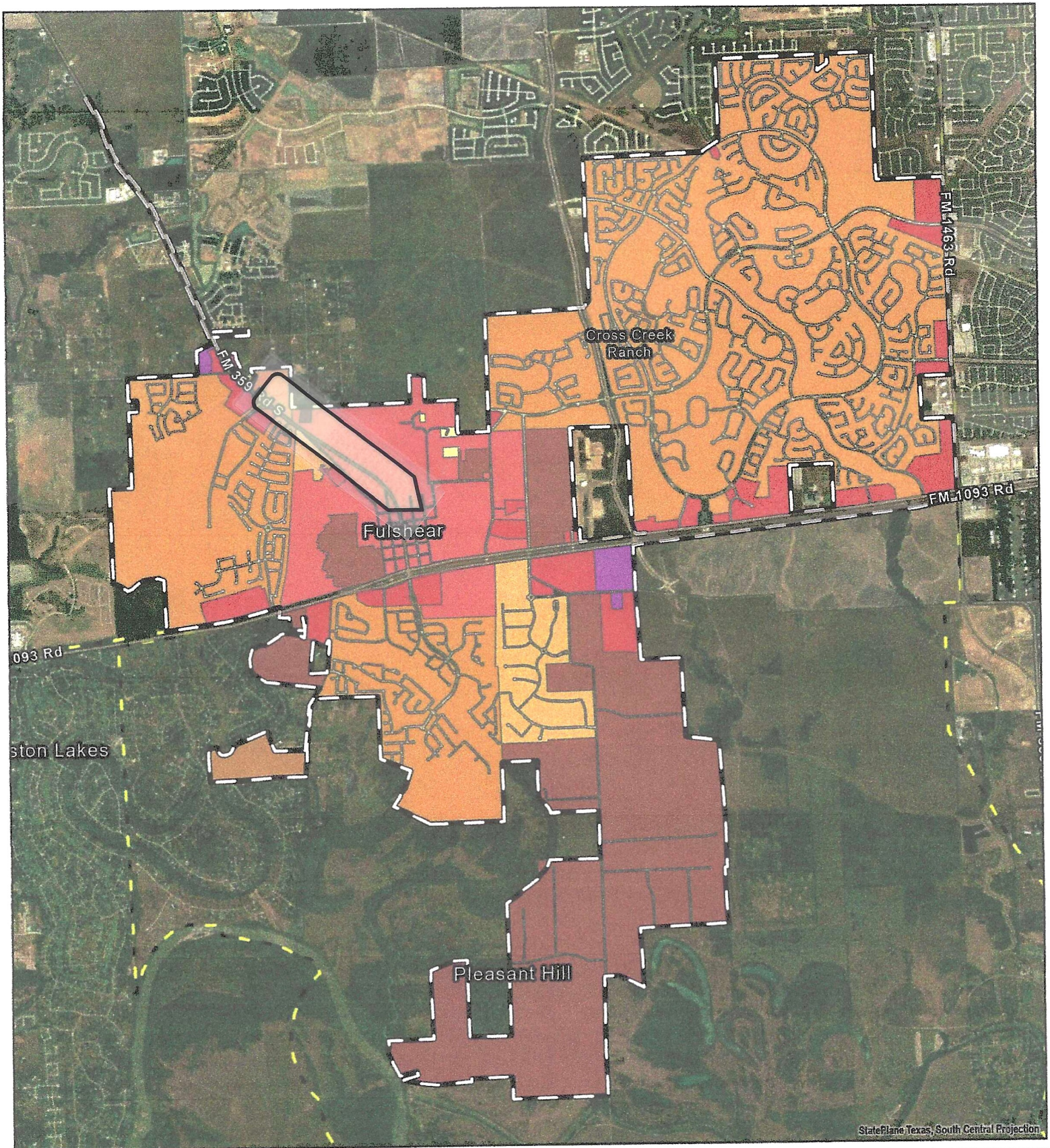
The undersigned does hereby certify that this survey was this date made on the ground of the property legally described herein, and is correct, and that there are encroachments, discrepancies, omissions, shortages in area, boundary line conflicts, overlapping of improvements, easements or rights-of-way, except as shown hereon, and that said property has access to and from a dedicated roadway, except as shown hereon.

The field performed December 03, 04 and 12, 2024.

Date of Plat or Map: November 19, 2024.

James L. Syptak, SR. (James L. Syptak, SR.)  
Registered Professional Land Surveyor No. 4035





StatePlane Texas, South Central Projection

EST **FULSHEAR** 1824

## Zoning Map June, 2025



0 2,000 4,000 8,000 Feet  
Scale = 1:48,000 | 1 Inch = 4,000 Feet

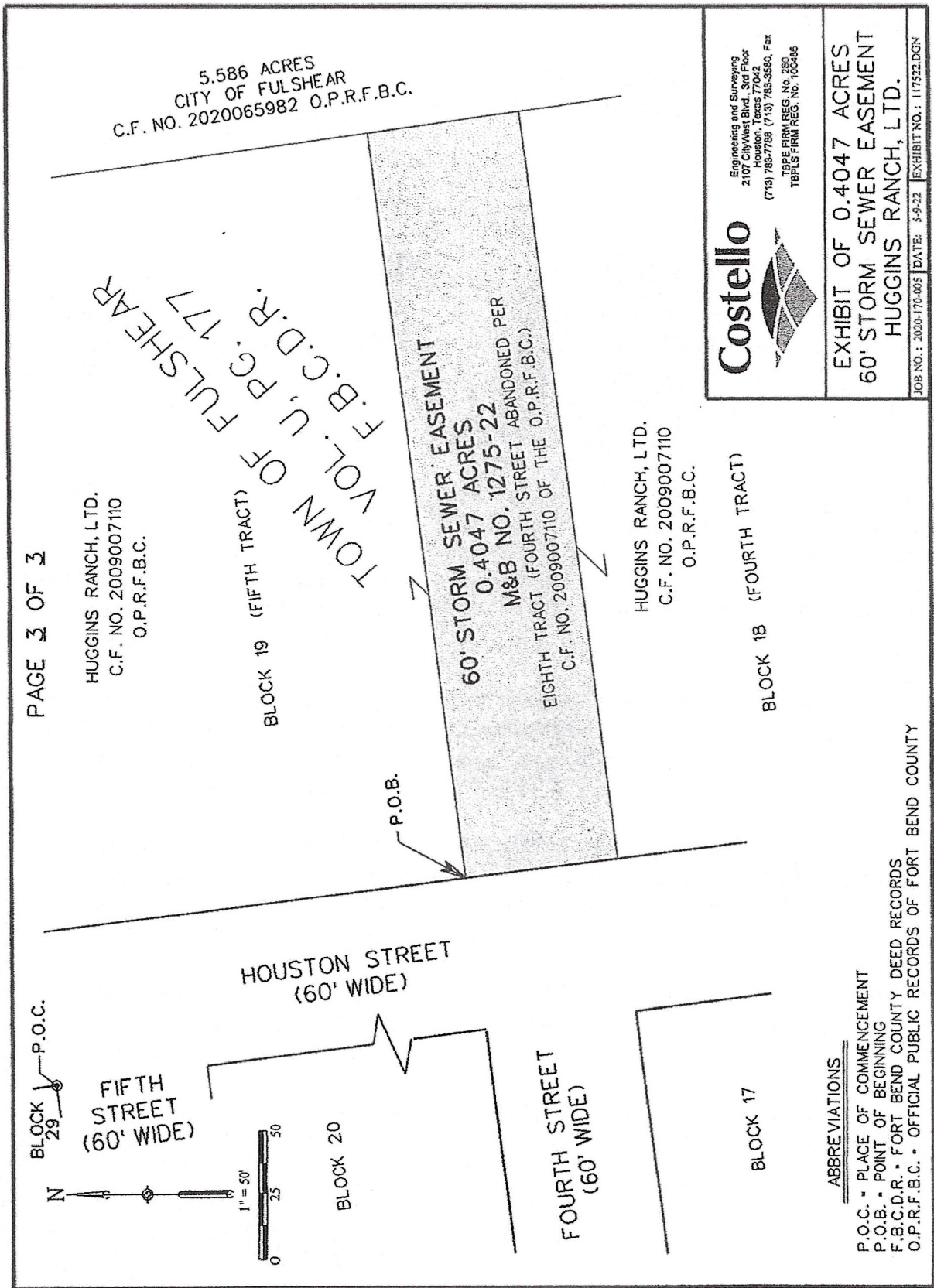
Areas depicted are approximate and not guaranteed to be accurate to standards for mapping, surveying or engineering. This data is for illustrative purposes only and should not be relied upon for site-specific purposes. The data herein is subject to constant change and may not be complete, accurate or 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





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HUGGINS RANCH, LTD.  
C.F. NO. 2009007110  
O.P.R.F.B.C.

BLOCK 19 (FIFTH TRACT)

P.O.B.

60' STORM SEWER EASEMENT

0.4047 ACRES  
M&B NO. 1275-22  
EIGHTH TRACT (FOURTH STREET ABANDONED PER  
C.F. NO. 2009007110 OF THE O.P.R.F.B.C.)

HUGGINS RANCH, LTD.  
C.F. NO. 2009007110  
O.P.R.F.B.C.

BLOCK 18 (FOURTH TRACT)

BLOCK 17

HOUSTON STREET  
(60' WIDE)

FIFTH STREET  
(60' WIDE)

FOURTH STREET  
(60' WIDE)

BLOCK 20

BLOCK 29

N

1" = 50'

0 25 50

#### ABBREVIATIONS

P.O.C. = PLACE OF COMMENCEMENT  
P.O.B. = POINT OF BEGINNING  
F.B.C.D.R. = FORT BEND COUNTY DEED RECORDS  
O.P.R.F.B.C. = OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY



Engineering and Surveying  
2107 CityWest Blvd., 2nd Floor  
Houston, Texas 77042  
(713) 783-7768 (713) 783-5550, Fax  
TYPE FIRM REG. NO. 250  
TBPUS FIRM REG. NO. 100495

EXHIBIT OF 0.4047 ACRES  
60' STORM SEWER EASEMENT  
HUGGINS RANCH, LTD.

JOB NO.: 2020-170-005 DATE: 5-9-22 EXHIBIT NO.: 117522.DGN



## 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](http://www.trec.texas.gov)