

FOR SALE

Ricefield Road, Rosenberg, Texas 77469

±24.95 Acres of Land

partners

PARTNERSREALESTATE.COM



AJ WILLIAMS, SIOR, CCIM
PARTNER

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ALISHA RENSHAW
SENIOR ACCOUNT MANAGER

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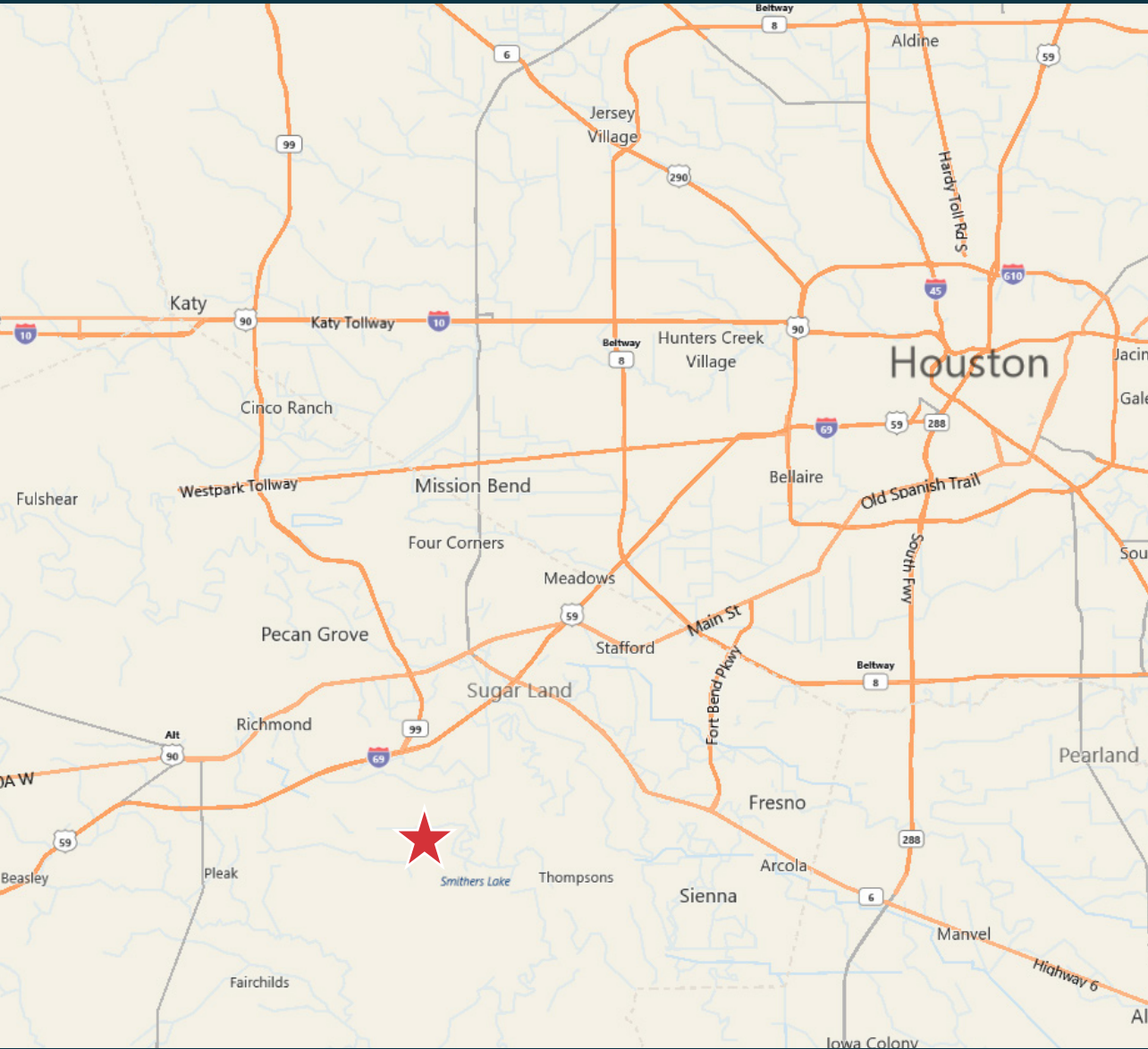
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PROPERTY FEATURES

- ±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 & Proposed Master Planned Communities
- Located in Fort Bend County
- **Sale Price: Contact Broker**

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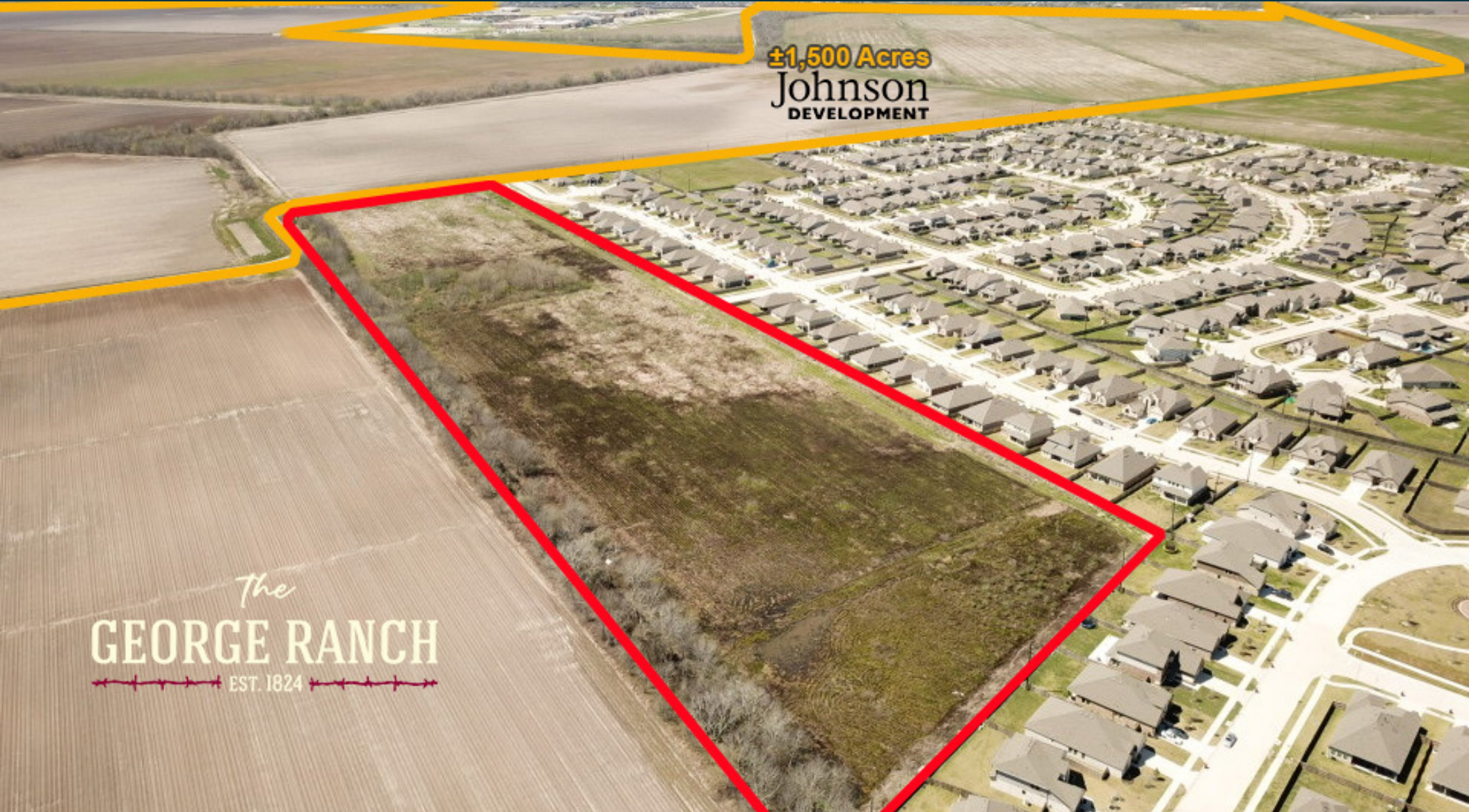
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±1,500 Acres
Johnson
DEVELOPMENT

The
GEORGE RANCH
EST. 1824

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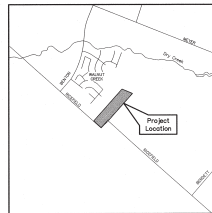
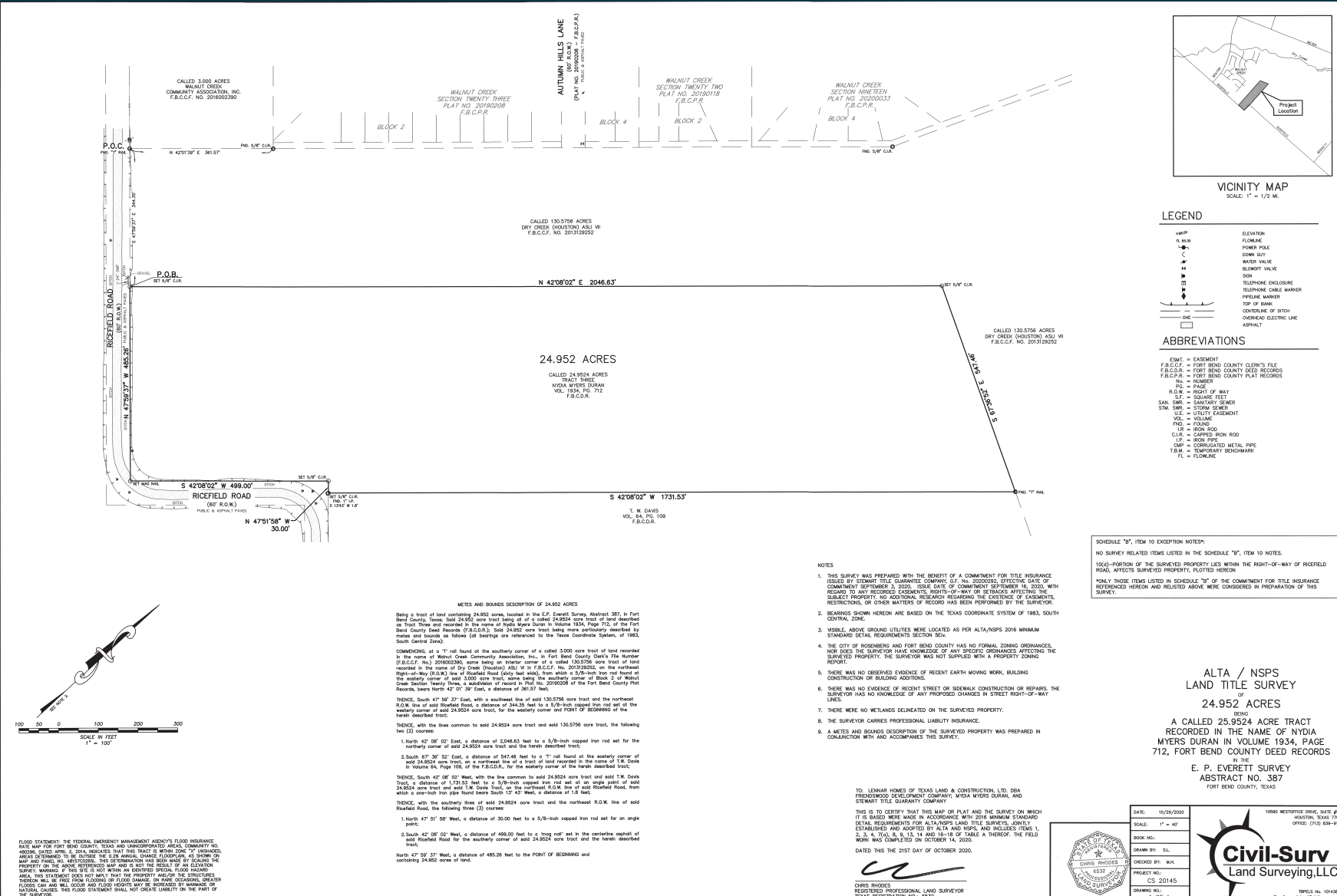
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LEGEND

▲	ELEVATION
—	FLOWLINE
●	POWER POLE
○	DOWN POST
W	WATER VALVE
▼	BLOWOFF VALVE
■	SON
□	TELEPHONE ENCLOSURE
—	TELEPHONE CABLE MARKER
—	PIPELINE MARKER
—	TOP OF BANK
—	CENTRAL LINE OF DITCH
—	OVERHEAD ELECTRIC LINE
—	ADJACENT

ABBREVIATIONS

ESMT	= EASEMENT
F.B.C.C.F.	= FORT BEND COUNTY CLERK'S FILE
F.B.C.D.R.	= FORT BEND COUNTY DEED RECORDS
F.B.C.P.R.	= FORT BEND COUNTY PLAT RECORDS
N	= NORTH
NO.	= NUMBER
PAGE	= PAGE
R.O.W.	= RIGHT OF WAY
S.F.	= SQUARE FEET
S&M	= SURVEY MARKER
STM	= STORM SEWER
UL	= UTILITY EASEMENT
VOL.	= VOLUME
FRS	= FOUND
IR	= IRON ROD
C.I.P.	= CAPTED IRON ROD
IBP	= IRON PIPE
CMP	= CORRUGATED METAL PIPE
FB	= FORT BENCH BENCHMARK
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.
NONE THOSE ITEMS LISTED IN SCHEDULE "B" OF THE COMMITMENT FOR TITLE INSURANCE REFERENCED HEREON 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 EMBARRASSES 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 504.
 - 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 NYDA
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, 10204 MYERS DURAN, AND STRATMAY 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. 10477

DATE:	10/28/2020	10000 WESTPINE DRIVE, SUITE #100 HOUSTON, TEXAS 77044 OFFICE: (713) 834-9141
SCALE:	1" = 40'	
BOOK NO.:		
GRAM BY:	SL	
CHECKED BY:	MAK	
PROJECT NO.:	CS-20145	
DRAWING NO.:	1 OF 1	



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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.



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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:
 - 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
 - The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
 - The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
 - The broker does not perform any other act of real estate brokerage for the buyer/tenant.
- Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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

Name of Sponsoring Broker (Licensed Individual or Business Entity) 9003949 licensing@partnersrealestate.com (713)629-0500

Jon Silberman

Name of Designated Broker of Licensed Business Entity, if applicable 389162 jon.silberman@partnersrealestate.com (713)629-0500

Travis Land

Name of Licensed Supervisor of Sales Agent/Associate, if applicable 498101 travis.land@partnersrealestate.com (713)629-0500

AJ Williams

Name of Sales Agent/Associate 695104 aj.williams@partnersrealestate.com (713)629-0500

Buyer/Tenant/Seller/Landlord Initials _____

Date _____