

CHURCHILL FULSHEAR
LEAGUE
ABSTRACT 29

CITY OF FULSHEAR
C.F. NO. 2016111247
O.P.R.F.B.C.

J. T. FULSHEAR LANDS
VOL. 7, PG. 77
D.R.F.B.C.

(VACANT)

1.202 ACRES
(52,377 SQ.FT.)

LAND TITLE SURVEY

PRIMROSE SHOPS LLC
C.F. NO. 2024083159
O.P.R.F.B.C.
N 87°28'24" E 291.08'
(CALLED 288.12)

0' 15' 30' 60'
SCALE 1"=30'



N 02°47'49" W 177.60'
(CALLED 177.73')

SET 1/2" I.R.
W/CAP MARKED
"SURVEY 1"

SET 1/2" I.R.
W/CAP MARKED
"SURVEY 1"

S 01°50'35" E 184.16'
(CALLED 183.87')

DIXON ROAD
(40' R.O.W.)

FND 5/8" I.R.
W/ILLEGIBLE CAP
(A)

S 88°46'36" W 288.12'
(CALLED 291.43')

P.O.B.
NE CORNER OF
RESERVE "B"
CORNELIUS DIVISION
PLAT NO. 20130170
P.R.F.B.C.
FND 5/8" I.R.
W/ILLEGIBLE CAP
(B)

RESERVE "B"
CORNELIUS DIVISION
PLAT NO. 20130170
P.R.F.B.C.

10' R.O.W.
WIDENING

LEGEND

FENCE
-x-x-x- WIRE
-o-o- METAL
-OH- OVERHEAD
UTILITY LINES
=O= POWER POLE

NOTES:

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204, NAD 83. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
- THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY SHOWN HEREON FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
- ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
- THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 1.202 ACRES (52,377 SQUARE FEET) SITUATED IN THE CHURCHILL FULSHEAR LEAGUE, ABSTRACT 29, FORT BEND COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.



TITLE COMPANY:



Independence
title

281-516-6282

G.F. #

2609481-CLHD

ISSUE DATE:

MAR. 27, 2026



SURVEYOR'S CERTIFICATE:
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A LAND TITLE SURVEY CONDUCTED UNDER MY SUPERVISION ON MAY 28, 2026 AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION III SURVEY; AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

[Signature]
RICHARD FUSSELL
PLS# 4148

CLIENT:

INDEPENDENCE TITLE

ADDRESS:

7642 DIXON ROAD

www.survey1inc.com
survey1@survey1inc.com

Survey 1, Inc.
Your Land Survey Company

Firm Registration No. 100758-00
P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382

FIELD CREW:

TECH:

DC

SF

DRAFTER:

FINAL CHECK:

JB

EF

DATE:

MAY 28, 2026

JOB#

5-165745-26