

**LAND**

**For Sale**



**Mumtaz Tejani**  
**281-704-4014**

[mumtaz@apexrealtors.com](mailto:mumtaz@apexrealtors.com)  
[www.apexrealtors.com](http://www.apexrealtors.com)

[Contact us for more information](#)

**2808 J Meyer Rd,**  
**Richmond, TX 77469**

**+/- 1.87 Acres**





# PROPERTY HIGHLIGHTS

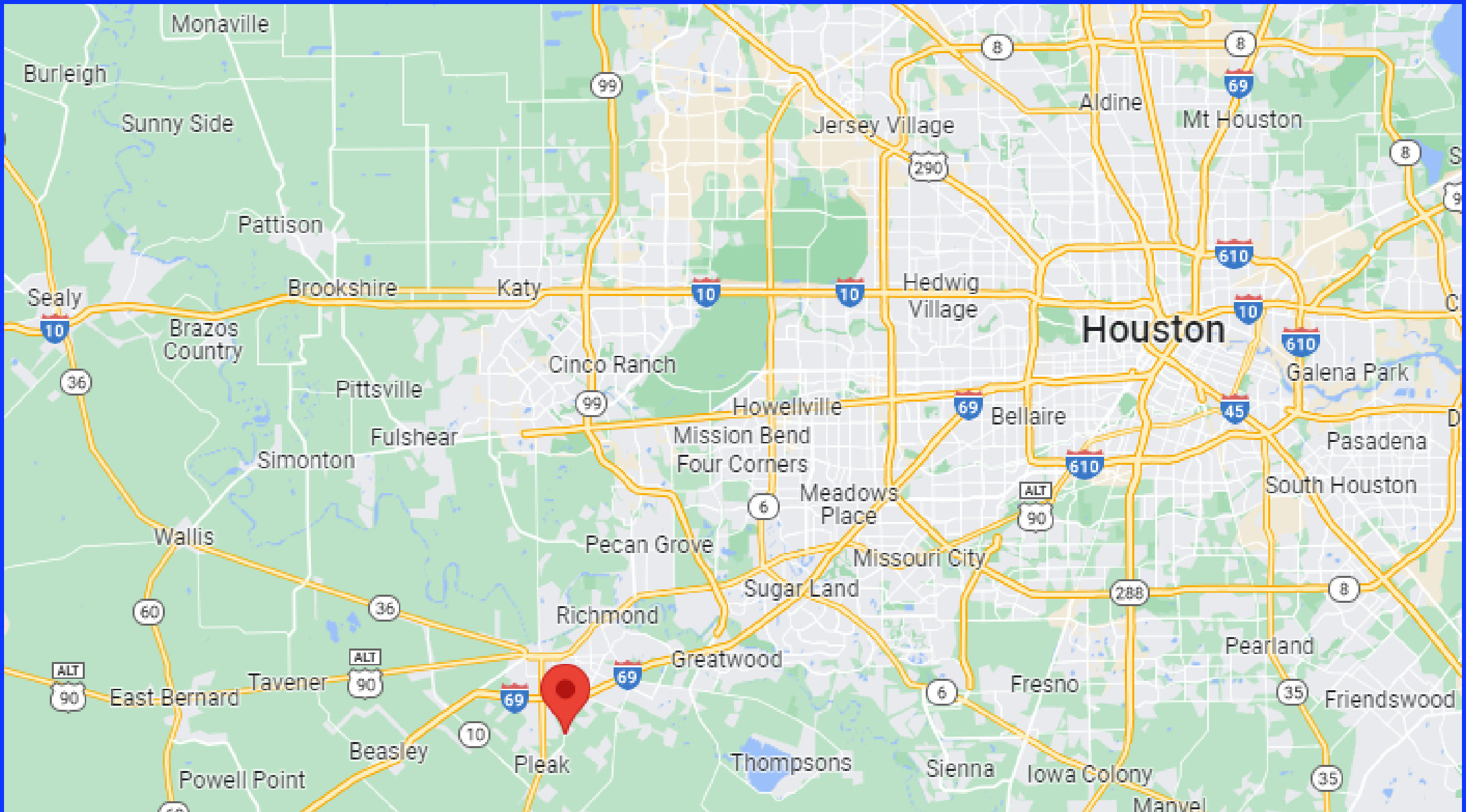
**Call for Pricing**

**Corner Lot of FM 2218 and J Meyers Rd in Rosenberg.**

**Perfect for Gas Station, C-store, Car Wash, QSR, and any Retail Development.**

**Located near tons of Residential and New Development Homes.**

**Lot Size - +/- 1.87 Acres**



# Houston

Pleak

Monaville

Burleigh

Sunny Side

Pattison

Brookshire

Katy

Jersey Village

Aldine

Mt Houston

Sealy

Brazos Country

Pittsville

Cinco Ranch

Hedwig Village

Galena Park

Fulshear

Simonton

Mission Bend  
Four Corners

Meadows Place

Bellaire

Pasadena

South Houston

Wallis

Pecan Grove

Missouri City

Sugar Land

Richmond

Greatwood

Fresno

Pearland

Friendswood

East Bernard

Tavener

Beasley

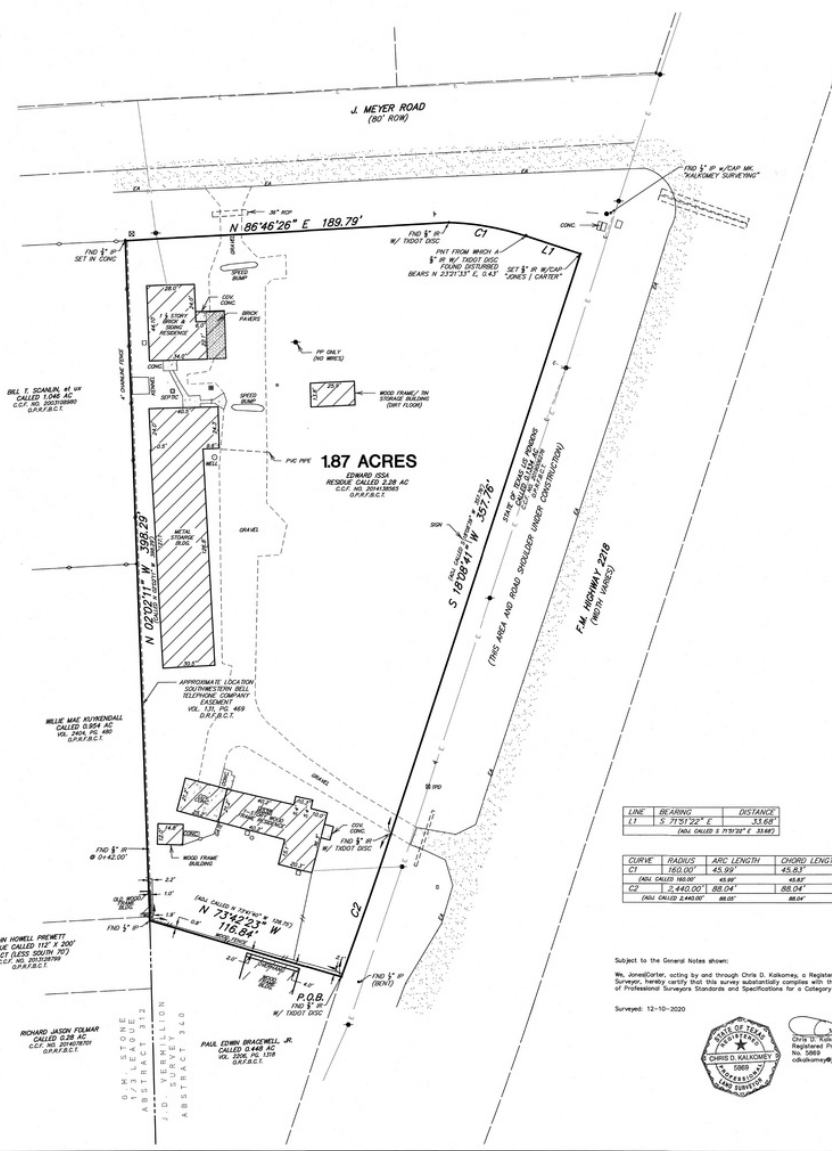
Powell Point

Thompsons

Sienna

Iowa Colony

Manvel



- GENERAL NOTES**
- This tract lies within Zone "C" of the Flood Insurance Rate Map, Community No. 480228, Map Number 481070249L, Panel 0245, Suffix "L" dated April 2, 2014 for Fort Bend County, Texas and incorporated areas. Zone "C" is defined as areas determined to be outside the 0.2% annual chance floodplain. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can occur and flood heights may be increased by man-made or natural causes. This flood statement will not create liability on the part of the surveyor.
  - The location of the flood zone lines shown herein were determined by scaling from said FIRM. The actual location as determined by elevation contours may differ. Jones+Carter assumes no liability as to the accuracy of the location of the flood zone lines.
  - All visible easements and easements of records affecting these tracts as reflected upon the report from Deednet, The Survey Company, C.F. Number 1017376, dated November 22, 2020, when known. Surveyor has relied upon the 2020 re-located title 2020, when known. Surveyor has not conducted additional research or rights-of-way affecting the subject property. No additional research regarding the existence of easements, easements, restrictions, rights-of-way, or other matters of record, has been performed by the surveyor.
  - Reference are based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.
  - Boundaries shown herein are graphic only, with dimensions less than of specific locations where they were physically measured. The fence line may resemble between said measured locations. The dimensions showing the distance between the fence and the property line also indicates which side of the property line the fence is on.
  - The surveyor has not been provided with construction plans showing the location of underground utilities. Underground utilities may exist which are not shown herein.
  - Only visible improvements / utilities were located with this survey, no subsurface probing, excavation or exploration was performed for this survey.
  - This survey does not provide any determination concerning wetlands, flood lines, toxic waste or any other environmental issues. Such matters should be directed by the client or prospective purchaser to an expert consultant.
  - Development of the subject tract may require permits, approval, and/or recording of a plat or map. The client and registrant are established by the governmental agencies has jurisdiction. These rules and regulations may include definition of adjacent tracts, easements, additional rights-of-way, and other matters of record.
  - This survey has been prepared for the sole purpose of the transaction described in the above referenced Title Commitment and the parties listed therein. This survey is not to be used for any subsequent transactions.
  - For reference and further description, see maps and bounds description, job number 88000-0500-01, prepared by Jones+Carter on same date.

- LEGEND**
- These standard symbols will be found in the drawing.
- D.A.P.F.B.C.T. - DEED RECORDS  
FORT BEND CO., TX
- D.P.F.B.C.T. - OFFICIAL PUBLIC RECORDS  
FORT BEND CO., TX
- C - GUY ANCHOR
  - - POWER POLE
  - ← - SIGN
  - ▲ - FLUSH VALVE
  - ▲ - WATER VALVE
  - - TELEPHONE PEDESTAL
  - - CONCRETE BOX
- CONCRETE

LINE	BEARING	DISTANCE
L1	S 71°31'22" E	31.68'
	ARC. CURVE RADIUS 2,339.21'	CHORD

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	163.00'	45.99'	45.81'	S 80°02'27" E	16.28°08'
	ARC. CURVE RADIUS	45.99'	45.81'	S 80°02'27" E	16.28°08'
C2	2,440.00'	88.04'	88.04'	S 19°10'42" W	02°04'03"
	CHORD BEARING	88.04'	88.04'	S 19°10'42" W	02°04'03"

Subject to the General Notes shown:

Ms. Jones+Carter, acting by and through Chris D. Kalkomey, a Registered Professional Land Surveyor, hereby certifies that this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Conduit S Survey.

Surveyed: 12-10-2020



Chris D. Kalkomey  
Registered Professional Land Surveyor  
No. 5889  
cdkalkomey@jonescarter.com

**LAND TITLE SURVEY**  
OF  
**187 ACRES**  
OUT OF THE  
**J.D. VERMILLION SURVEY, ABSTRACT 340**  
CITY OF ROSENBERG  
FORT BEND COUNTY, TEXAS  
DECEMBER 2020



CHARLIE KALKOMEY SURVEYING DIVISION  
Team Based Professional Land Surveying Registration No. 12062026  
1020 Corporate Drive Suite 181 - Houston, Texas 77057-1010



# AERIAL VIEW

**SITE**

  
**WORD OF GOD  
FELLOWSHIP  
CHURCH**

Handy Stop Market  
Convenience store

Refresqueria Mar Y Sol (Food Truck)  
Mexican

El Charrito Express  
Food Truck  
Tacos

Word of God Fellowship

Trashing Hauling  
Container

A Rosenberg tow truck

**RICHMOND**  
EQUIPMENT & GOLF CARS  
SALES • SERVICE • PARTS • RENTALS





# PROPERTY OVERVIEW





2808 J Meyer Rd,  
Richmond, TX 77469



**Mumtaz Tejani**  
**281-704-4014**

[mumtaz@apexrealtors.com](mailto:mumtaz@apexrealtors.com)  
[www.apexrealtors.com](http://www.apexrealtors.com)

[Contact us for more information](#)