

ADDRESS : 1206 HAGERSON ROAD
SUGAR LAND, TX 77479

CLIENT : SHOAIB HUSSAIN

TITLE CO. : N/A

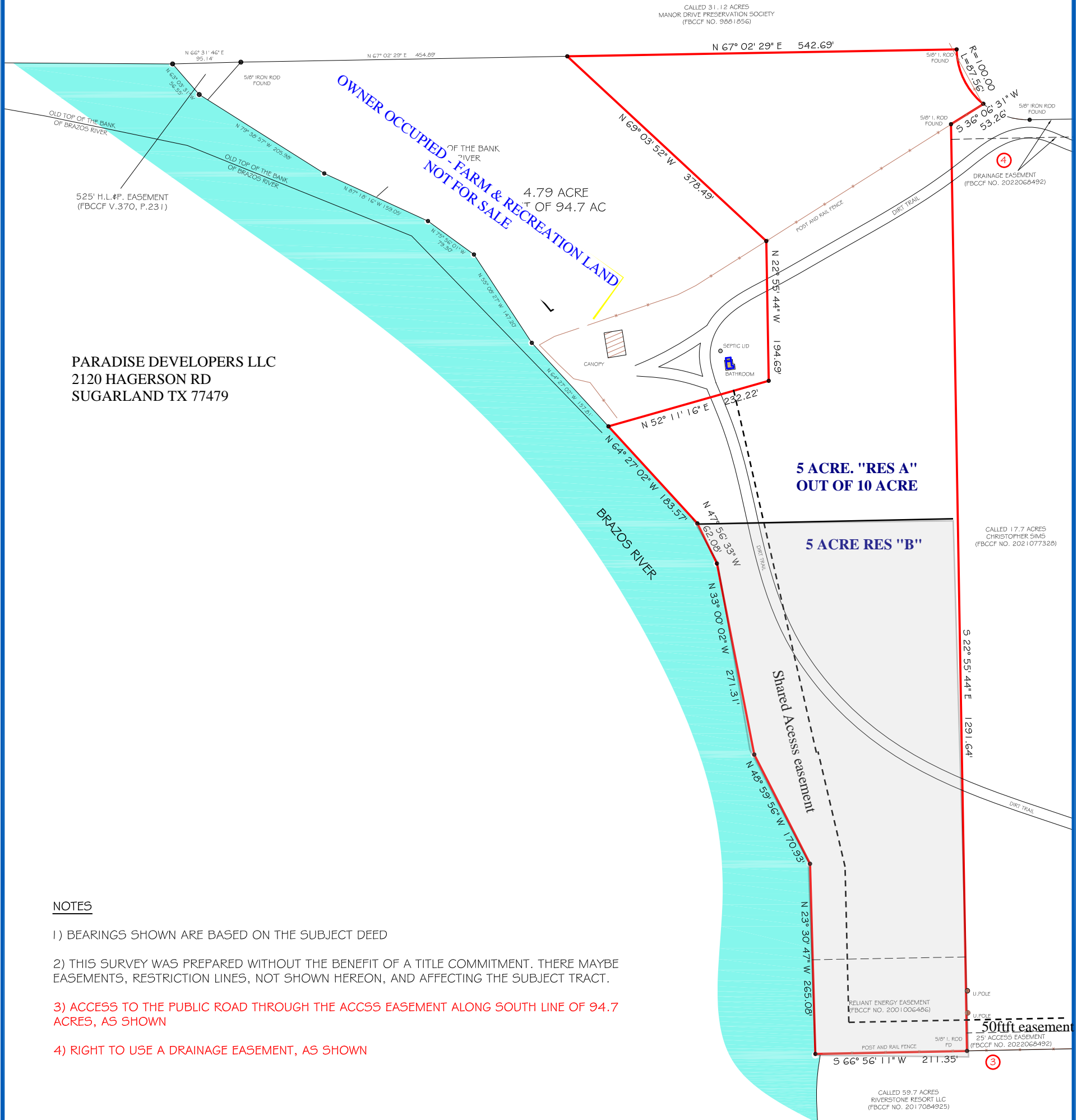
GF NO. : N/A

LENDER : N/A

ASTANDARD LAND SURVEY OF A
PROPOSED 10.00 ACRE
OUT OF 94.7 ACRES, AS RECORDED
UNDER FBCCF NO. 2021031674
OUT OF THE WILLIAM S. LITTLE
LEAGUE
ABSTRACT NO. 54, FORT BEND
COUNTY, TEXAS
(DESCRIBED BY METES & BOUNDS)



SCALE:
1" = 160'



NOTES

- 1) BEARINGS SHOWN ARE BASED ON THE SUBJECT DEED
- 2) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAYBE EASEMENTS, RESTRICTION LINES, NOT SHOWN HEREON, AND AFFECTING THE SUBJECT TRACT.
- 3) ACCESS TO THE PUBLIC ROAD THROUGH THE ACCSS EASEMENT ALONG SOUTH LINE OF 94.7 ACRES, AS SHOWN
- 4) RIGHT TO USE A DRAINAGE EASEMENT, AS SHOWN

FLOOD INFORMATION:

*PART OF THIS TRACT LIES WITHIN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE "AE", AND AREA PROTECTED BY LEVEE, AS PER F.E.M.A. FLOOD INSURANCE RATE PANEL NO. 48157C0290L, DATED APRIL 04, 2014.



PIOTR A. DEBSKI
1030 DOMINION DR.
KATY, TX 77450
832-878-6760
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I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY. THERE WERE NO ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN HEREON.

PIOTR A. DEBSKI R.P.L.S. NO. 5902
JOB NO: 23-04-97
DATE: APRIL 30, 2023
SURVEYED OCTOBER 2020