

**PLAT RECORDING SHEET**

**PLAT NAME:** Hageron Road Street Dedication Phase One

**PLAT NO:** \_\_\_\_\_

**ACREAGE:** 2.525

**LEAGUE:** William Little Survey

**ABSTRACT NUMBER:** 54

**NUMBER OF BLOCKS:** 1

**NUMBER OF LOTS:** 0

**NUMBER OF RESERVES:** 1

**OWNERS:** Hillsboro Estates L.L.C., and Sugar Land Ranch Development II Corp.

\_\_\_\_\_  
**(DEPUTY CLERK)**

STATE OF TEXAS  
COUNTY OF FORT BEND

WE, SUGAR LAND RANCH DEVELOPMENT II CORP. A TEXAS CORPORATION, ACTING BY AND THROUGH LARRY D. JOHNSON, PRESIDENT, AND F.W. REICHERT III, VICE PRESIDENT, AND HILLSBORO ESTATES, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH LARRY D. JOHNSON, MANAGER, AND F.W. REICHERT III, VICE PRESIDENT, HEREINAFTER REFERRED TO AS OWNERS OF THE 2.525 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF HAGERSON ROAD STREET DEDICATION PHASE ONE, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, STREETS, LOTS, BUILDING LINES, AND EASEMENTS THEREON SHOWN AND DESIGNATE SAID SUBDIVISION AS HAGERSON ROAD STREET DEDICATION PHASE ONE, LOCATED IN THE WILLIAM LITTLE SURVEY, A-54, FORT BEND COUNTY TEXAS, AND HEREBY DEDICATES TO THE PUBLIC USE AS SUCH, ALL STREETS (EXCEPT STREETS DESIGNATED AS PRIVATE) AND EASEMENTS SHOWN THEREON FOREVER AND DOES HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS DEDICATED OR OCCASIONED BY ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS TO CONFORM TO SUCH GRADES, AND DOES HEREBY BIND ITSELF, AND ITS SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND FOREVER THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENTS TOTAL TWENTY-ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS, OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENTS TOTAL THIRTY FEET (30' 0") IN WIDTH.

FURTHER, WE DO HEREBY ACKNOWLEDGE THE RECEIPT OF THE "ORDERS OF REGULATION FOR THE REGULATION OF OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS" AND DO HEREBY COVENANT AND AGREE AND SHALL COMPLY WITH THIS ORDER AS ADOPTED BY FORT BEND COUNTY COMMISSIONERS COURT ON MARCH 23, 2004, AND ANY SUBSEQUENT AMENDMENTS.

IN TESTIMONY WHEREOF, SUGAR LAND RANCH DEVELOPMENT II CORP., A TEXAS CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY LARRY D. JOHNSON, PRESIDENT AND F.W. REICHERT III, VICE PRESIDENT  
THIS 3<sup>rd</sup> DAY OF April, 2019.

SUGAR LAND RANCH DEVELOPMENT II CORP.,  
A TEXAS CORPORATION

BY: Larry D. Johnson ATTEST BY: F.W. Reichert III  
LARRY D. JOHNSON, PRESIDENT F.W. REICHERT III, VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LARRY D. JOHNSON, PRESIDENT, AND F.W. REICHERT III, VICE PRESIDENT OF SUGAR LAND RANCH DEVELOPMENT II CORP., A TEXAS CORPORATION, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID TEXAS CORPORATION GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 3<sup>rd</sup> DAY OF April, 2019.

Jody S Wong  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: 5/9/22



IN TESTIMONY WHEREOF, HILLSBORO ESTATES, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY LARRY D. JOHNSON, ITS MANAGER, AND F.W. REICHERT III, ITS VICE PRESIDENT, THEREUNTO AUTHORIZED  
THIS 3<sup>rd</sup> DAY OF April, 2019.

HILLSBORO ESTATES, L.L.C.,  
A TEXAS LIMITED LIABILITY COMPANY

BY: Larry D. Johnson BY: F.W. Reichert III  
LARRY D. JOHNSON, MANAGER F.W. REICHERT III, VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LARRY D. JOHNSON, MANAGER, AND F.W. REICHERT III, VICE PRESIDENT, OF HILLSBORO ESTATES, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 3<sup>rd</sup> DAY OF April, 2019.

Jody S Wong  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: 5/9/22



I, MARK D. ARMSTRONG, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL BOUNDARY SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION ACCORDING TO THE STANDARDS OF PRACTICE OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS; THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST STREET INTERSECTION; THAT THE BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE/TANGENCY AND OTHER POINTS OF REFERENCE WERE MARKED ON THE GROUND BEFORE I SIGNED AND SEALED THIS DOCUMENT; AND THAT ALL PREVIOUSLY EXISTING PROPERTY MARKERS ARE SUFFICIENTLY DESCRIBED ON THIS DOCUMENT AS FOUND AND ALL SET MARKERS ARE A MINIMUM 5/8-INCH DIAMETER IRON ROD WITH SURVEYOR'S CAP. THE INTERIOR CORNERS OF THIS SUBDIVISION WERE NOT SET AT THE TIME THIS PLAT WAS SIGNED AND SEALED BY ME. THESE CORNERS ARE EXPECTED TO BE SET AFTER CONSTRUCTION OF THE PUBLIC INFRASTRUCTURE AND FINAL GRADING WITHIN THE SUBDIVISION.

Mark D. Armstrong  
MARK D. ARMSTRONG, R.P.L.S.  
TEXAS REGISTRATION NO. 5363



I, CHAD E. HABLINSKI, A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY AND THE CITY OF SUGAR LAND.

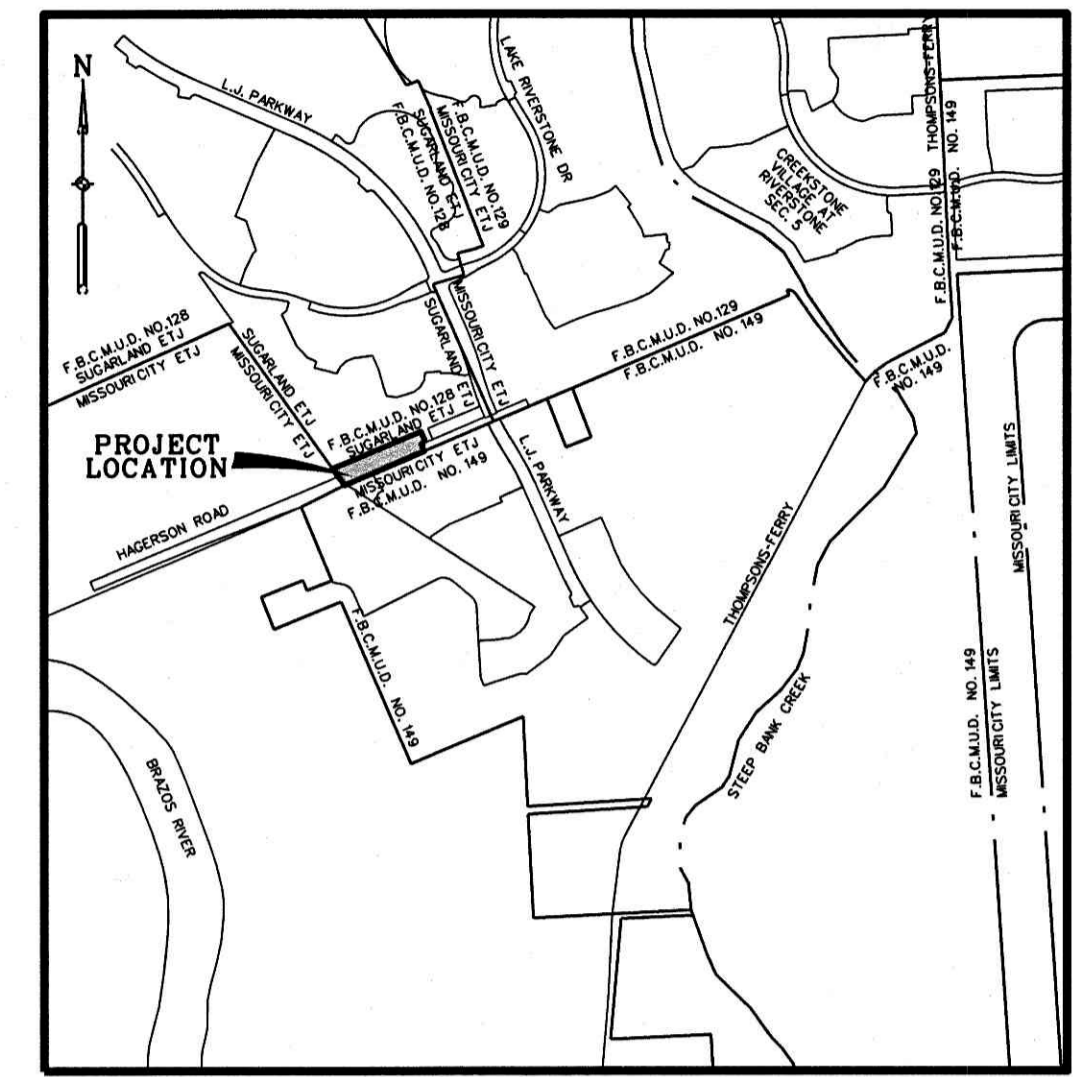
Chad E. Hablinski 3/21/2019  
CHAD E. HABLINSKI  
TEXAS LICENSE NO. 85466



THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF SUGAR LAND, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF HAGERSON ROAD STREET DEDICATION PHASE ONE, IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF SUGAR LAND AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT.

THIS 12th DAY OF MARCH, 2019.

BY: Kathy Huebner  
KATHY HUEBNER, CHAIR  
BY: Glendon Gundermann  
GLENDO GUUNDERMANN, CITY SECRETARY



VICINITY MAP 609 N.P  
VICINITY MAP  
N.T.S.

I, J. STACY SLAWINSKI, THE FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE FORT BEND COUNTY COMMISSIONER'S COURT HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

J. STACY SLAWINSKI, P.E.  
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONER'S COURT OF FORT BEND COUNTY, TEXAS  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

VINCENT M. MORALES JR.  
COMMISSIONER, PRECINCT 1

GRADY PRESTAGE  
COMMISSIONER, PRECINCT 2

KP GEORGE  
COUNTY JUDGE

W.A. "ANDY" MEYERS  
COMMISSIONER, PRECINCT 3

KEN R. DEMERCHANT  
COMMISSIONER, PRECINCT 4

STATE OF TEXAS  
COUNTY OF FORT BEND

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON \_\_\_\_\_ 2019, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN PLAT NUMBER \_\_\_\_\_ OF THE PLAT RECORDS OF SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE AT RICHMOND, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

LAURA RICHARD  
CLERK OF THE COUNTY  
FORT BEND COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

# HAGERSON ROAD STREET DEDICATION PHASE ONE

BEING A SUBDIVISION OF 2.525 ACRES  
LOCATED IN THE  
WILLIAM LITTLE SURVEY, A-54,  
SUGAR LAND, E.T.J.,  
FORT BEND COUNTY, TEXAS

0 LOTS 1 BLOCK 1 RESERVE

DATE: MARCH, 2019

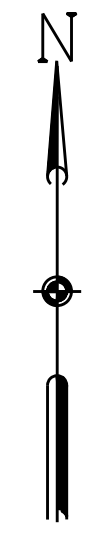
OWNER:  
HILLSBORO ESTATES L.L.C.

OWNER:  
SUGAR LAND RANCH DEVELOPMENT II CORP.

PREPARED BY: ENGINEER/SURVEYOR:



2107 CITYWEST BLVD.  
3RD FLOOR  
HOUSTON, TEXAS 77042  
(713) 783-7788 FAX: 783-3680  
TBPB FIRM REGISTRATION NO. 280  
TBPB FIRM REGISTRATION NO. 100488



60 30 0 60 120  
SCALE: 1" = 60'

**LEGEND**

⊙ • FND.5/8 - INCH IRON ROD WITH PLASTIC CAP STAMPED  
"COSTELLO INC." UNLESS OTHERWISE NOTED

① • INDICATES BLOCK NUMBER

Ⓐ • INDICATES RESERVE

RESERVE TABLE		
RESERVE "A"	LANDSCAPE / OPEN SPACE / UTILITIES	1.268 ACRES

**GENERAL NOTES:**

- ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED ON NGVD 1929 DATUM, 1973 ADJUSTMENT.
- SITE TIME: BOX CUT ON CENTERLINE OF INLET AT BACK OF CURB NORTH SIDE OF HAGERSON ROAD, FIRST INLET EAST OF SWEET HILLS LANE ELEV. 64.61, NGVD 1929, 1973 ADJUSTMENT.
- TO CONVERT TO NAVD 1988 DATUM, 2001 ADJUSTMENT SUBTRACT 1.23' AS ESTABLISHED BY CITY OF SUGAR LAND GEODETIC CONTROL STATION SGR-1 LOCATED AT THE INTERSECTION OF ELKINS ROAD AND SABER RIVER ROAD.
- ALL BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
- THIS PLAT WAS PREPARED TO MEET CITY OF SUGAR LAND AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE FILE NO. 189093CPL, EFFECTIVE DATE APRIL 12, 2019. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES WHOLLY WITHIN FORT BEND MUNICIPAL UTILITY DISTRICT NO. 128, FORT BEND COUNTY LEVEL IMPROVEMENT DISTRICT NO. 15, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND INDEPENDENT SCHOOL DISTRICT AND THE ETJ OF THE CITY OF SUGAR LAND AND FORT BEND COUNTY.
- APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM PLANNING AND ZONING COMMISSION APPROVAL. IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
- THE PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION ARE AS SHOWN.
- ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES, AT INTERSECTIONS SHALL CONFORM TO THE CITY OF SUGAR LAND AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
- NO OWNER OF THE LAND SUBJECT TO AN EASEMENT MAY PLACE, BUILD OR CONSTRUCT ANY PERMANENT BUILDING, STRUCTURE OR OBSTRUCTION OF ANY KIND OVER, UNDER OR UPON THE EASEMENT, PROVIDED THAT SUCH OWNER MAY CROSS OR COVER THE EASEMENT WITH A PAVED DRIVEWAY/PARKING LOT UNDER THE FOLLOWING CONDITIONS: THE DRIVEWAY SHALL BE JOINTED AT THE BOUNDARY LINE OF THE EASEMENT TO LIMIT THE AMOUNT OF PAVING THAT MUST BE REMOVED TO PROVIDE ACCESS, AND THERE SHALL BE NO OBLIGATION OF THE CITY TO REPLACE/REPAIR ANY PAVING REMOVED IN THE EXERCISE OF THIS EASEMENT.
- SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTION 7.8 OF THE DESIGN STANDARDS OF THE CITY OF SUGAR LAND. PRIOR TO THE CERTIFICATION OF COMPLIANCE OF STREETS WITHIN THE SUBDIVISION BY THE CITY OF SUGAR LAND, SIDEWALKS SHALL BE CONSTRUCTED BY THE DEVELOPER ALONG ALL STREETS. NON-RESIDENTIAL CONSTRUCTION WILL NOT FRONT OR SIDE COMMERCIAL BUILDING DEVELOPERS SHALL CONSTRUCT SIDEWALKS ALONG STREETS ON WHICH NON-RESIDENTIAL CONSTRUCTION FRONT AND ALONG STREETS ON WHICH NON-RESIDENTIAL CONSTRUCTION SIDE.
- HAGERSON ROAD STREET DEDICATION PHASE ONE LIES WITHIN SHADED ZONE "X" AS PER FLOOD INSURANCE RATE MAPS, NUMBER 48157C0290L DATED APRIL 2, 2014.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF SUGAR LAND AND THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
- DRIVEWAY REQUIREMENTS FOR THE LOCATIONS, WIDTHS AND OFFSET FROM AN INTERSECTION AND ANY EXISTING DRIVEWAYS OR PROPOSED DRIVEWAYS, SHALL CONFORM TO CHAPTER FIVE, ARTICLE VIII OF THE DEVELOPMENT CODE OF THE CITY OF SUGAR LAND.
- ALL NUMBERS OMITTED ABOVE ARE CITY OF SUGAR LAND MASTER NOTES THAT DO NOT APPLY TO THIS PROPERTY AND WERE INTENTIONALLY OMITTED.
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 6 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE A.D.A.
- SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
- RESTRICTED RESERVE "A" SHALL BE OWNED AND MAINTAINED BY THE APPLICABLE HOMEOWNERS ASSOCIATION OR SOME OTHER PRIVATE PERPETUAL ENTITY.
- THIS PLAT LIES WITHIN ZONE "L23" OF THE FORT BEND COUNTY LIGHTING ORDINANCE ZONE, DATED JUNE, 2004.

ACREAGE  
97.84 ACRES  
TAYLOR MORRISON OF TEXAS  
C.F. NO. 2018023813  
O.P.R.F.B.C.

P.O.B.  
X=3056299.12  
Y=13758299.82

CALL 0.1634 ACRES  
FBCLD NO 15  
C.F. NO. 2005082614  
O.R.F.B.C.

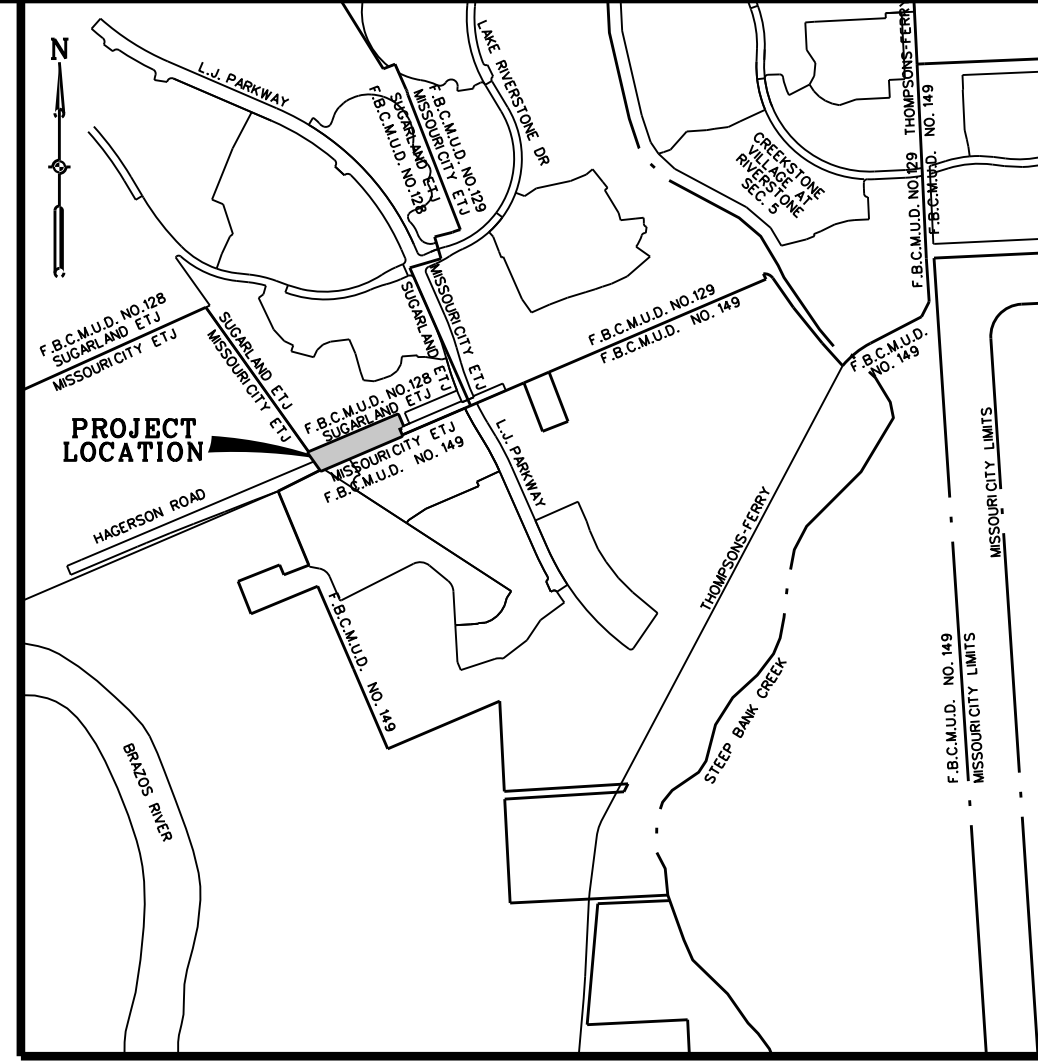
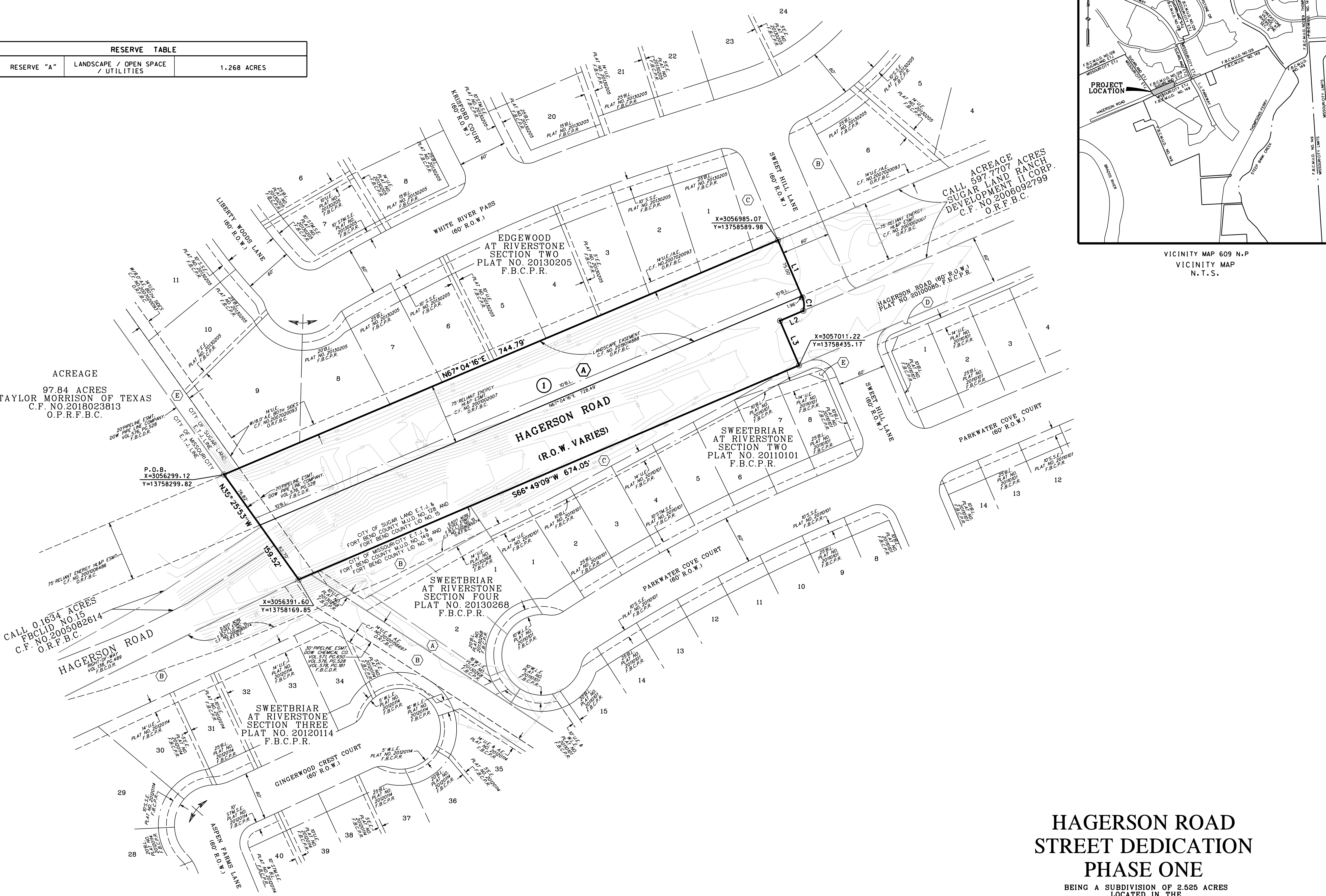
SWEETBRIAR AT RIVERSTONE SECTION THREE  
PLAT NO. 20120114  
F.B.C.P.R.

SWEETBRIAR AT RIVERSTONE SECTION FOUR  
PLAT NO. 20130268  
F.B.C.P.R.

SWEETBRIAR AT RIVERSTONE SECTION TWO  
PLAT NO. 20110101  
F.B.C.P.R.

EDGEWOOD AT RIVERSTONE SECTION TWO  
PLAT NO. 20130205  
F.B.C.P.R.

CALL 597.7707 ACRES  
SUGAR LAND RANCH DEVELOPMENT II CORP.  
C.F. NO. 2008092799  
O.R.F.B.C.



VICINITY MAP 609 N.P  
VICINITY MAP  
N.T.S.

**ABBREVIATION LEGEND**

B.L.	BUILDING LINE
C.F. NO.	CLERKS FILE NUMBER
F.B.C.P.R.	FORT BEND COUNTY PLAT RECORDS
U.E.	UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
STM.S.E.	STORM SEWER EASEMENT
W.L.E.	WATER LINE EASEMENT
O.R.F.B.C.	OFFICIAL RECORDS FORT BEND COUNTY
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
A.E.	AERIAL EASEMENT
L.I.D.	LEVEE IMPROVEMENT DISTRICT
M.U.D.	MUNICIPAL UTILITY DISTRICT
E.T.J.	EXTRA TERRITORIAL JURISDICTION
F.B.C.L.I.D.	FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT
F.B.C.D.R.	FORT BEND COUNTY DEED RECORDS

**LINE DATA TABLE**

NUMBER	DIRECTION	DISTANCE (FEET)
L1	S23°10'51"E	76.96
L2	S66°49'09"W	31.39
L3	S23°10'51"E	60.00

**CURVE DATA TABLE**

NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	16.91	25.00	38° 45' 49"	S03° 47' 56"E	16.59

# HAGERSON ROAD STREET DEDICATION PHASE ONE

BEING A SUBDIVISION OF 2.625 ACRES  
LOCATED IN THE  
WILLIAM LITTLE SURVEY, A-54,  
SUGAR LAND, E.T.J.,  
FORT BEND COUNTY, TEXAS

0 LOTS 1 BLOCK 1 RESERVE  
SCALE: 1"=60' DATE: MARCH, 2019

OWNER:  
HILLSBORO ESTATES L.L.C. SUGAR LAND RANCH DEVELOPMENT II CORP.  
LARRY D. JOHNSON, MANAGER  
F.W. MCHEATH, VICE PRESIDENT  
5000 HENRIEVILLE, SUITE 500  
HOUSTON, TEXAS 77056  
(281) 499-8700 FAX: (281) 499-8704

PREPARED BY: ENGINEER/SURVEYOR:  
**Costello**  
2107 CITYWEST BLVD.  
3RD FLOOR  
HOUSTON, TEXAS 77042  
(713) 782-7788 FAX: 782-3880  
TBE FIRM REGISTRATION NO. 280  
TBEPLS FIRM REGISTRATION NO. 100486