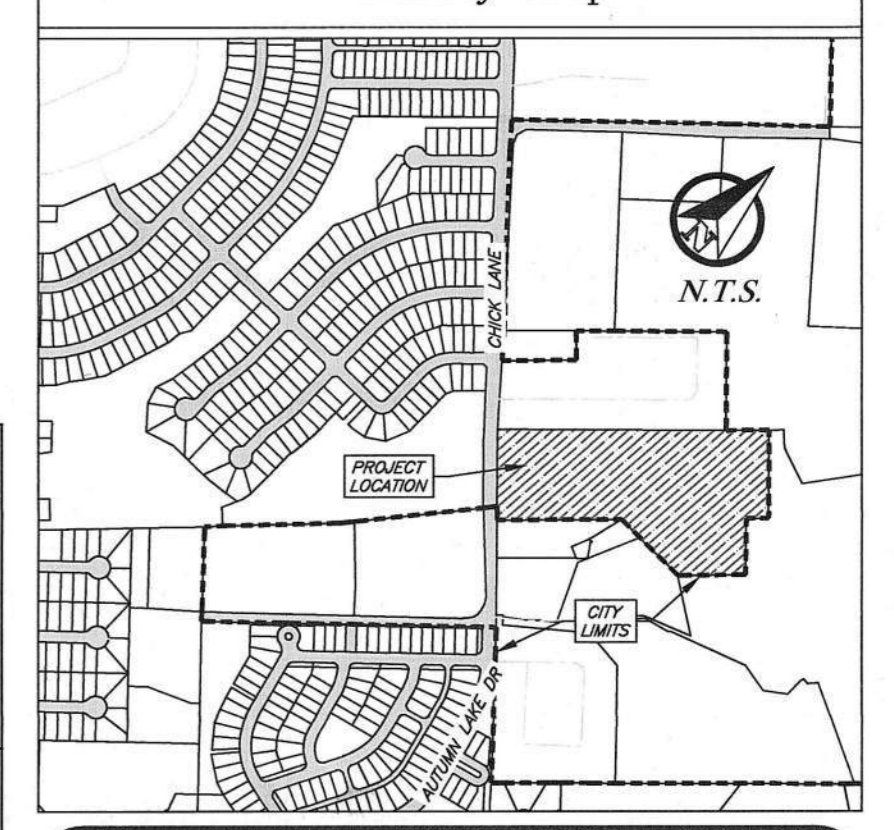


General Notes:

- Coordinates and Bearing System shown hereon are based on the Texas State Plane Central Zone Grid North as established from GPS observation using LEICA Smartnet NAD83 (NAD2011) Epoch 2010 Multi-Year CORS Solution 2 (MYCS2).
- Distances shown hereon are Surface Distances unless otherwise noted. To obtain grid distance divide by a combined scale factor of 1.0001789610587 (calculated using GEOID12B).
- This property is annexed into the City of Bryan per approval Ordinance No. 2518 effective November 9, 2021 and is assigned zoning district Residential District-5000 (RD-5).
- A Homeowner's Association (HOA) shall be established with direct responsibility to, and controlled by, the property owners involved to provide for operation, repair, and maintenance of all common areas, private drainage easements, and private stormwater detention facilities, which are part of this subdivision. The City of Bryan shall not be responsible for any operation, repair, or maintenance of these areas.
- 1/2" inch iron rods with blue plastic caps stamped "KERR SURVEYING" will be set at all angle points and lot corners, unless stated otherwise.
- This lot is not within the 100-YR floodplain according to the DFRM for Brazos County, Texas and incorporated areas, Map No. 43041C0185F, effective May 18, 2012.
- Building setback lines Per City of Bryan Ordinance.
- Distances shown along curves are chord lengths.
- All properties shall have residential sprinkler systems installed prior, in order to achieve Certificate of Occupancy.
- Block 1, Lot 1 and Block 2, Lots 1 & 2, shall not take access from Chick Lane.
- Where electric facilities are installed, BTU has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, remove and replace said facilities upon, over, under, and across the property included in the PUE, and the right of ingress and egress on property adjacent to the PUE to access electric facilities.
- Electrical easement to City of Bryan, 824/807 ORBCT, applies to the portion of this tract described in deed, 511/294 DRBCT (12.356 acres), unable to plot due to blanket nature of easement. Width of easement is not defined.
- Easement from J.P. & Betty Lynch, 1079/406 ORBCT, applies to the portion of this tract described in deed, 511/294 DRBCT (12.356 acres). Unable to plot due to blanket nature of easement. Type of easement and easement grantee unknown.
- Electrical easement to City of Bryan, 7773/207 ORBCT, does apply to this tract, although electrical lines covered by this easement were not in existence at the time of survey.
- 40' public access easement, 1963/81, shall be vacated with this plat.

Note:
Block 5, Lots 2, 3, 4, & 5 shall have a minimum finished floor elevation of 314.00' for sewer service reasons.

Vicinity Map:



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
I, Shan Rajan, owner of the land shown on this plat, and being the 13.426 acre tract of land conveyed to me in the Official Public Records of Brazos County in Volume 16821, Page 199, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

[Signature]
STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared, Shan Rajan, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated.

Given under my hand and seal of office this 11 day of August, 2022.

[Signature]
Notary Public, Brazos County, Texas

CERTIFICATION OF THE SURVEYOR
STATE OF TEXAS
COUNTY OF BRAZOS
I, Nathan Paul Kerr, Registered Professional Land Surveyor No. 6834, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that the property markers and monuments were placed under my supervision on the ground, and that the notes and bounds describing said subdivision will describe a closed geometric form.

8/10/2022
[Signature]
Nathan Paul Kerr, R.P.L.S. No. 6834

CERTIFICATE OF THE CITY PLANNER

I, Harlin Zimmerman, the undersigned, City Planner and/or Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 12 day of August, 2022.

[Signature]
City Planner
Bryan, Texas

CERTIFICATE OF CITY ENGINEER

I, W. Paul Kagan, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 20 day of August, 2022.

[Signature]
City Engineer
Bryan, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION
I, Lee Gonzalez, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the 18 day of August, 2022, and same was duly approved of the 20 day of August, 2022, by said Commission.

[Signature]
Chair, Planning & Zoning Commission
Bryan, Texas

CERTIFICATION OF CITY CLERK
STATE OF TEXAS
COUNTY OF BRAZOS
I, Mary Patricia Queen, hereby certify that this my office the 20 day of August, 2022, in Volume 16821, Page 199.

[Signature]
City Clerk
Brazos County, Texas

ANNOTATIONS:

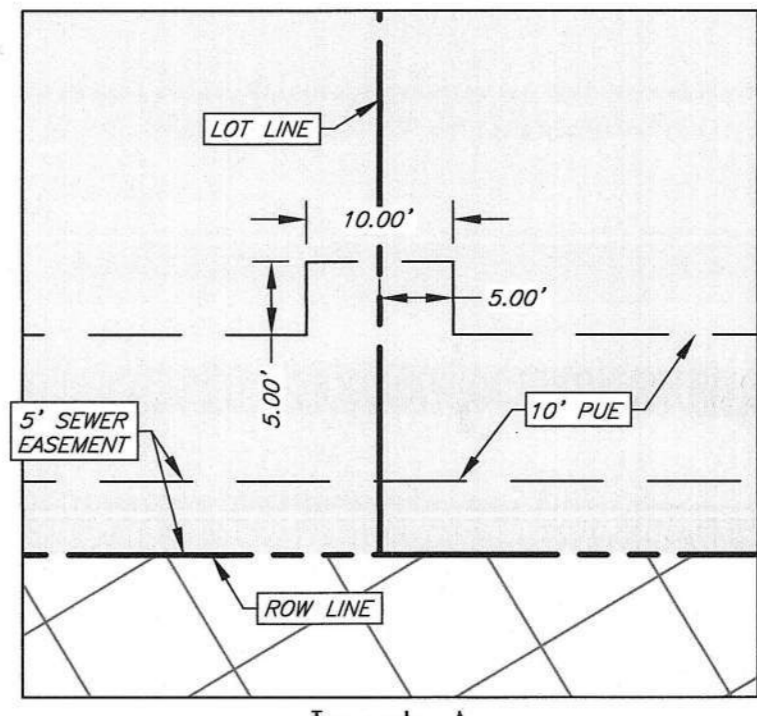
- ROW - Right-of-Way
- HMAC - Hot mix Asphaltic concrete
- DRBCT - Deed Records of Brazos County, Texas
- ORBCT - Official Records of Brazos County, Texas
- ORBCT - Official Public Records of Brazos County, Texas
- (-) - Record Information
- (CM) - Controlling Monument used to establish property boundaries
- PUE - Public Utility Easement
- TYP - Typical
- N/F - Now or Formerly
- IRS - Iron Rod Set
- IRF - Iron Rod Found

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	35.49'	N 3° 56' 47" W
L2	35.22'	S 86° 03' 13" W
L3	35.36'	N 85° 50' 23" E
L4	35.36'	N 4° 09' 37" W
L5	35.36'	N 85° 50' 23" E
L6	35.36'	N 4° 09' 37" W
L7	35.36'	N 85° 50' 23" E
L8	35.36'	N 4° 09' 37" W
L9	35.36'	N 85° 50' 23" E
L10	35.36'	N 4° 09' 37" W
L11	45.56'	N 3° 56' 47" W

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	21.03'	25.00'	48° 11' 23"	S 25° 03' 56" E	20.41'	11.18'
C2	241.19'	50.00'	276° 22' 46"	N 40° 50' 23" E	66.67'	44.72'
C3	21.03'	25.00'	48° 11' 23"	N 73° 15' 18" W	20.41'	11.18'
C4	21.03'	25.00'	48° 11' 23"	S 25° 03' 56" E	20.41'	11.18'
C5	241.19'	50.00'	276° 22' 46"	N 40° 50' 23" E	66.67'	44.72'
C6	21.03'	25.00'	48° 11' 23"	N 73° 15' 18" W	20.41'	11.18'
C7	21.03'	25.00'	48° 11' 23"	S 25° 03' 56" E	20.41'	11.18'
C8	241.19'	50.00'	276° 22' 46"	N 40° 50' 23" E	66.67'	44.72'
C9	21.03'	25.00'	48° 11' 23"	N 73° 15' 18" W	20.41'	11.18'
C10	21.03'	25.00'	48° 11' 23"	S 25° 03' 56" E	20.41'	11.18'
C11	241.19'	50.00'	276° 22' 46"	N 40° 50' 23" E	66.67'	44.72'
C12	21.03'	25.00'	48° 11' 23"	N 73° 15' 18" W	20.41'	11.18'



Inset A
N.T.S.

Final Plat

Pinemont Subdivision

Block 1 Lots 1-22, Block 2 Lots 1-6, Block 3 Lots 1-5, Block 4 Lots 1-6, Block 5 Lots 1-6, Common Area, & ROW
13.44 Acres
Being all of a called 13.426 Acre Tract Volume 16821, Page 199 ORBCT
Zeno Phillips League Survey, Abstract 45
Bryan, Brazos County, Texas
March 2022

Owner/Developer:
Sharaj Holdings, LLC
2001 S. College Ave.
Bryan, TX 77801

Surveyor:
Kerr Surveying, LLC
409 N. Texas Ave
Bryan, TX 77803
Firm No. 10018500
Job No. 21-412 & 22-024

