

Preliminary Plat of  
**SHERGAR**  
**SUBDIVISION**

Lots 1-14

A Subdivision of Lot 16, Block 5, (4.82 Acres)  
Hillcrest Second Addition "Acres"  
(V.4, P.105-106, Map Records)  
Located In  
Nederland, Jefferson County, Texas  
Developer: Babar Akram

PRELIMINARY

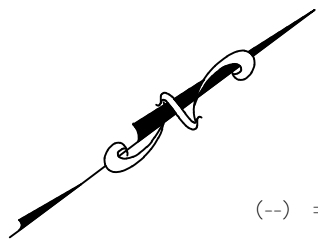
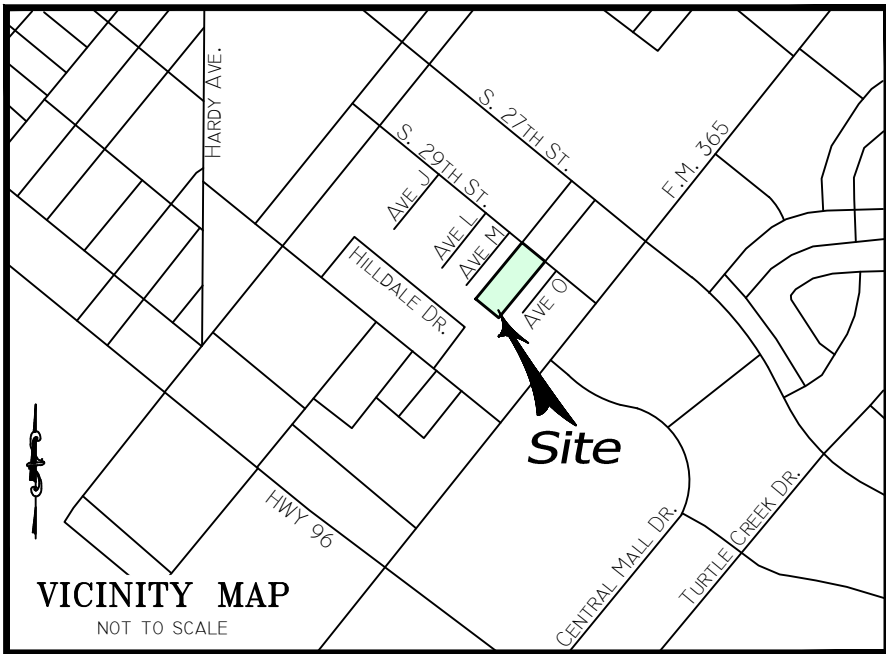
COUNTY CLERK

I, ROXANNE ACOSTA-HELLBERG, COUNTY CLERK OF JEFFERSON COUNTY, TEXAS DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS FILED FOR REGISTRATION IN MY OFFICE AND DULY RECORDED \_\_\_\_\_ 2025, IN COUNTY CLERK'S FILE NO. \_\_\_\_\_, JEFFERSON COUNTY OFFICIAL PUBLIC RECORDS.

COUNTY CLERK, JEFFERSON COUNTY, TEXAS

By \_\_\_\_\_ DEPUTY.

RESTRICTIONS: CLERK'S FILE NO. \_\_\_\_\_



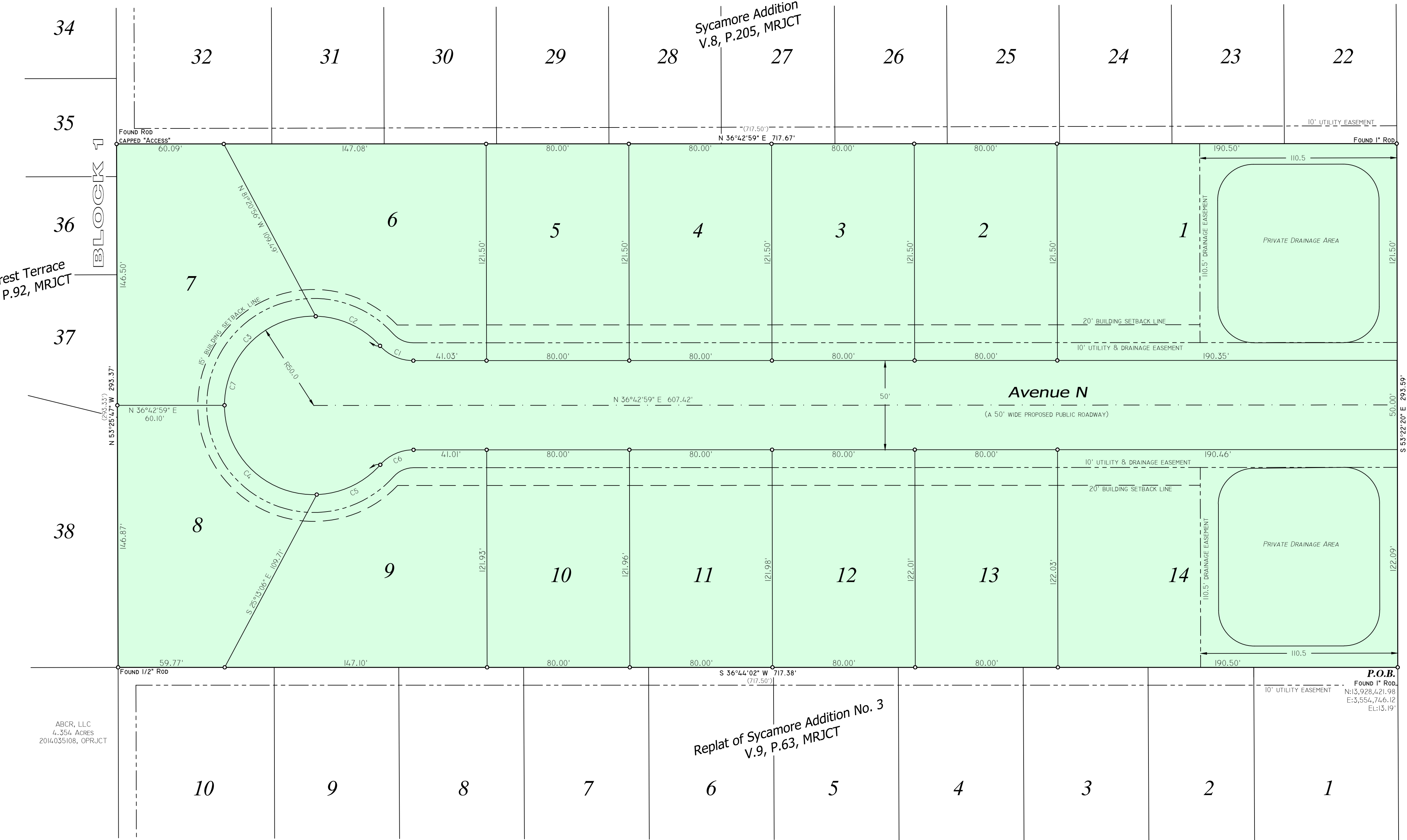
LEGEND

- (--)= CALLED BEARING, DISTANCE  
● = SET ROD CAPPED "ACCESS"

SURVEYOR'S NOTES:

- (1) ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), SOUTH CENTRAL ZONE, WITH A CONVERGENCE ANGLE OF 02°27'17" AND A SCALE FACTOR OF 0.99992145 AT THE POINT OF BEGINNING.
- (2) ALL ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GNSS OBSERVATION AND TIED TO TRIMBLE'S VRS NETWORK (USING GEOID 18).
- (3) ALL LOTS SHALL BE GRADED TO DRAIN TO STREETS AND SHALL NOT DRAIN TO ADJACENT LOTS BEFORE OR AFTER STRUCTURES ARE BUILT.
- (4) THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "C", AS PER COMMUNITY PANEL 485492 0005 D, FIRM DATED JUNE 3, 1991. ACCESS SURVEYORS DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OF SAID MAP.
- (5) ALL SET LOT CORNERS ARE CAPPED 1/2" IRON RODS STAMPED "ACCESS SURVEYORS".
- (6) THERE IS A 5' BUILDING SETBACK FROM SIDE LOT LINES AND A 20' BUILDING SETBACK FROM REAR LOT LINES.
- (7) THE OWNER(S) OF LOT 1 AND LOT 14 WILL BE RESPONSIBLE FOR MAINTAINING THE PRIVATE DRAINAGE AREA SHOWN ON EACH RESPECTIVE LOT.

CURVE TABLE			
CURVE #	LENGTH	RADIUS	CHORD DATA
C1	21.03'	25.00'	N 60°42'13" E 20.41'
C2	40.83'	50.00'	S 61°24'23" W 39.70'
C3	79.57'	50.00'	S 07°34'28" E 71.43'
C4	80.31'	50.00'	N 80°49'18" E 71.95'
C5	40.48'	50.00'	N 11°36'46" E 39.38'
C6	21.03'	25.00'	S 12°30'50" W 20.41'
C7	241.19'	50.00'	N 53°23'29" W 66.67'



South 29th Street  
(A 50' WIDE PUBLIC ROADWAY)

Replat of Sycamore Addition No. 3  
V.9, P.63, MRJCT

OWNER'S CERTIFICATE

TEXAS FWK ENTERPRISE, LLC, HEREBY CERTIFY THAT I AM THE OWNER OF LOT 16, BLOCK 5, HILLCREST SECOND ADDITION "ACRES" EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING MAP OF PROPOSED ADDITION; THAT I HAVE HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN; THAT ALL STREETS AND EASEMENTS SHOWN ARE DEDICATED FOREVER FOR PUBLIC USE INCLUDING INSTALLATION, OPERATION, AND USE OF ALL PUBLIC UTILITIES AND THAT THE FOREGOING MAP OF SHERGAR SUBDIVISION, IS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION, IMPOSING ON SAID PROPERTY THE BASIC RESTRICTIONS, CONDITIONS, COVENANTS, AND LIMITATIONS SHOWN HEREON.

TEXAS FWK ENTERPRISE, LLC

BY:  
MUKHTIAR ALI KHUWAJA, MANAGING MEMBER

STATE OF TEXAS  
COUNTY OF JEFFERSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_ 2025 BY MUKHTIAR ALI KHUWAJA ON BEHALF OF SOME COMPANY

A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CERTIFICATE OF APPROVAL

THIS IS TO CERTIFY THAT THE CITY OF PLANNING AND ZONING COMMISSION OF THE CITY OF NEDERLAND, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION.

PLANNING AND ZONING COMMISSION OF THE CITY OF NEDERLAND, TEXAS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

CHAIRMAN

APPROVED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, BY CITY COUNCIL, NEDERLAND, TEXAS.

MAYOR

ATTEST BY:  
CITY CLERK

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, SCOTT N. BRACKIN, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY MADE ON THE GROUND; AND THAT ALL CORNERS ARE PROPERLY MARKED WITH 1/2" X 24" STEEL RODS CAPPED "ACCESS SURVEYORS" UNLESS OTHERWISE NOTED ON THIS PLAT, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

SURVEYED: JUNE 28, 2025

PLAT DATED: MARCH 6, 2025

PRELIMINARY  
DO NOT RECORD

SCOTT N. BRACKIN  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6650