

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

I, Collin Smidt, owner of the property subdivided in the above and foregoing map of Collin's Corner, do hereby make subdivision of said property, according to the lines, streets, lots, alleys, parks, building lines, and easements therein shown, and designate said subdivision as Collin's Corner, located in the James Pevehouse Survey, Abstract No. 29, Montgomery County, Texas; and dedicate to public use, as such, the streets, alleys, parks, and easements shown thereon forever; and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys dedicated, or occasioned by the alteration of the surface of any portion of streets or alleys to conform to such grades; and do hereby bind ourselves, our successors and assigns to warrant and forever defend the title to the land so dedicated.

This is to certify that I, Collin Smidt, have complied or will comply with all regulations heretofore on file with the Montgomery County Engineer and adopted by the Commissioners Court of Montgomery County, Texas.

There is also dedicated for utilities an unobstructed aerial easement five (5) feet wide from a plane of twenty (20) feet above the ground upward, located adjacent to all easements shown hereon.

FURTHER, I, Collin Smidt, do hereby dedicate forever to the public a strip of land, a minimum of land fifteen (15) feet wide on each side of the center line of any and all gullies, ravines, draws, sloughs, or other natural drainage courses located in the said subdivision, as easements for drainage purposes, giving Montgomery County and/or any other public agency the right to enter upon said easements at any and all times for the purpose of constructing and/or maintaining drainage work and/or structures.

Further, all of the property subdivided in the above and foregoing map shall be restricted in its use, which restrictions shall run with the title to the property, and shall be enforceable, at the option of Montgomery County, by Montgomery County or any citizen thereof, by injunction as follows:

1. That drainage of septic tanks into road, street, alley, or other public ditches, either directly or indirectly is strictly prohibited.
2. Drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater, and shall be a minimum of one and three quarters (1-3/4) square feet (18" diameter pipe culvert).

FURTHER, we do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of residential dwelling units thereon (or the placement of mobile home subdivision) and shall be restricted for same under the terms and conditions of such restrictions filed separately, unless otherwise noted.

WITNESS, our hands in Conroe, Montgomery County, Texas, this 25th day of February, 2020.

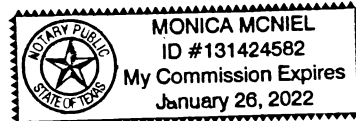
By Collin Smidt
Owner
Collin Smidt

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared Collin Smidt, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me he executed the same for purposes and consideration therein set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 25th day of February, 2020.

Monica McNeil
Notary Public in and for
Montgomery County, Texas



Approved by Commissioners' Court of Montgomery County, Texas this 24 day of March, 2020.

Mike Meador
Mike Meador
Commissioner, Precinct 1

Charlie Riley
Charlie Riley
Commissioner, Precinct 2

Mark Keough
Mark Keough
County Judge

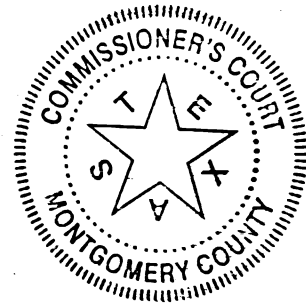
James Noack
James Noack
Commissioner, Precinct 3

James Metts
James Metts
Commissioner, Precinct 4

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

I, Mark Turnbull, Clerk of the County Court of Montgomery County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on March 24, 2020, at 4:30 o'clock, P. M., and duly recorded on March 25, 2020, at 7:00 o'clock, P. M., in Cabinet 2, Sheet 1383-54, of record of maps for said County.

WITNESS MY HAND AND SEAL OF OFFICE, at Conroe, Montgomery County, Texas, the day and date last above written.



Mark Turnbull
Mark Turnbull, Clerk, County Court
Montgomery County, Texas

By: Shirley J. Jolly
Deputy

COUNTY ENGINEER'S ACKNOWLEDGEMENT

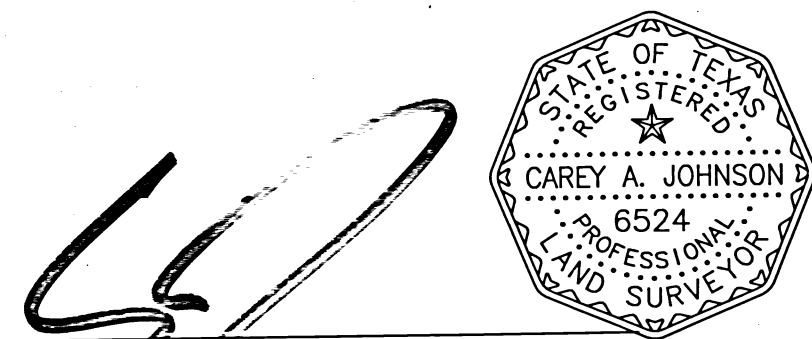
I, Jeff Johnson P.E., County Engineer of Montgomery County, Texas, do hereby certify that the plat of this subdivision complies with all of the existing rules and regulations of this office as adopted by the Montgomery County Commissioners Court.

I further certify that the plat of this subdivision complies with requirements for internal subdivision drainage as adopted by Commissioners 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 of subdivision within the watershed.

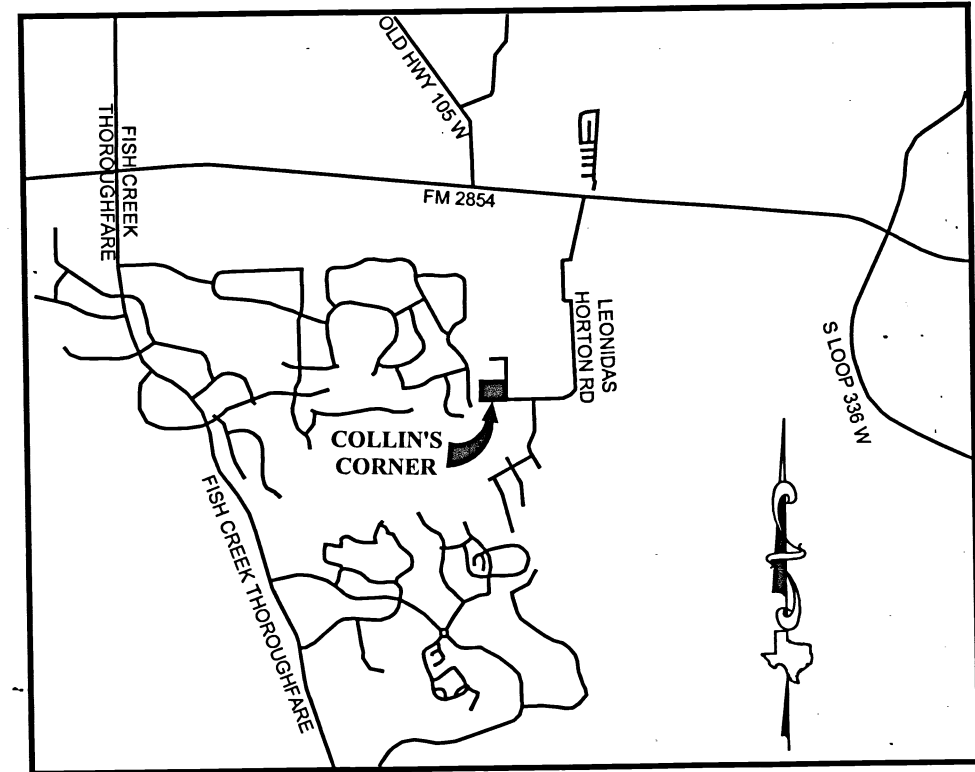
Jeff Johnson
Jeff Johnson P.E., County Engineer

SURVEYOR'S ACKNOWLEDGEMENT

I, Carey A. Johnson, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that the elevation benchmark reflected on the face of the plat was established as required by regulation; that all corners and angle points of the boundaries of the original tract to be subdivided of reference have been marked with iron rods which have a diameter of not less than five-eighths of an inch (5/8") and a length of not less than three feet (3') unless otherwise noted; and that the plat boundary corners have been tied to the nearest survey corner.



Carey A. Johnson
Registered Professional Land Surveyor No. 6524



VICINITY MAP
(NOT TO SCALE)
KEY MAP - 130Z

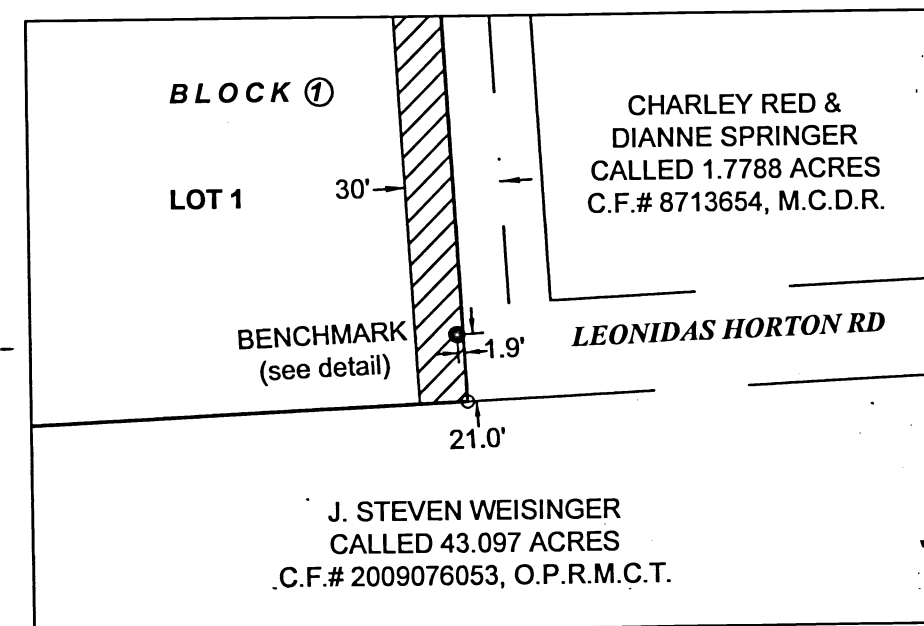
COLLIN'S CORNER

A SUBDIVISION OF 10.912 ACRES SITUATED IN THE
JAMES PEVEHOUSE SURVEY, ABSTRACT NO. 29,
MONTGOMERY COUNTY, TEXAS.

2 LOTS 1 BLOCK
MARCH 2020

OWNER
COLLIN SMIDT
11378 LEONIDAS HORTON RD
CONROE, TEXAS 77304

SURVEYOR
TEXAS PROFESSIONAL SURVEYING
FIRM REGISTRATION No. 100834-00
3032 NORTH FRAZIER
CONROE, TEXAS 77303

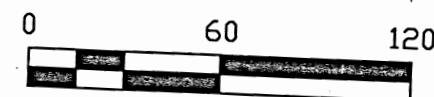


-BENCH MARK-
3" BRASS DISK SET IN 6" CONCRETE COLUMN
STAMPED: CCOR
ELEVATION: 212.48', NAVD88, 2009 ADJUSTMENT
NAVD88 GEOID09 TEXAS CENTRAL ZONE 4203

General Notes:

- 1) U.E. INDICATES "UTILITY EASEMENT"
- 2) PG. INDICATES "PAGE"
- 3) O.P.R.M.C.T. INDICATES "OFFICIAL PROPERTY RECORDS MONTGOMERY COUNTY TEXAS"
- 4) M.C.M.R. INDICATES "MONTGOMERY COUNTY MAP RECORDS"
- 5) C.F. NO. INDICATES "CLERKS FILE NUMBER"
- 6) Easement to Conroe Telephone Company as recorded in Volume 374, Page 393 of the M.C.D.R. (no location given)
- 7) Bearings shown hereon are based on GPS Observations and are referenced to the Texas State Plane coordinate System (NAD83), Texas Central Zone (4203). All distances shown are grid.
- 8) The coordinates shown hereon are referenced to the Texas State Plane Coordinate System, Central Zone No. 4203 (NAD83) and may be converted to surface by multiplying by the combined scale factor of 1.000052307.
- 9) The benchmark shown hereon is referenced to NGS Monument BL1164, Elev= 167.5' (NAVD 88) GEIOD09 and NGS Monument DH3604, Elev=234.25' (NAVD88) GEIOD09.
- 10) Subject property shown hereon is located in Zone "X" and does not within the 100-year flood plain per graphic scaling, according to Community Panel No. 48339C0370G with an effective date of 08/18/14.

DOC # 2020029226
Cabinet 00Z Sheet 6383



MARY CORNER SURVEY, A-9
JAMES PEVEHOUSE SURVEY, A-29

JAMES PEVEHOUSE SURVEY, A-29
THOMAS V. MORTIMER SURVEY, A-383

N 53°28'37" W ~ 7064.3' ± (scaled)

LOT 85

LOT 86

RIDGELAKE SHORES
SECTION 4, BLOCK 1
CAB. V. SHT. 176, M.C.M.R.

LOT 87

LOT 88

LOT 89

LOT 90

FND 5/8" I.R.

APPARENT
DEED GAP

267.96'

N 02°29'10" W ~ 588.23'

320.79'

SET 3/4" I.R.
W/TPS CAP

S 86°35'57" W ~ 299.68'

LOT 91

BRENT MILLER
CALLED 2.593 ACRE
C.F.# 9633446, M.C.D.R.

N 87°40'22" E ~ 811.30'

LOT 2
4.9078 ACRES

S 87°40'22" W ~ 814.38'

BLOCK ①

LOT 1
5.8044 ACRES

FND 1" I.P.

J. STEVEN WEISINGER
CALLED 43.097 ACRES
C.F.# 2009076053, O.P.R.M.C.T.

S 87°26'31" W ~ 518.34'

N:10105190.0580
E:3806634.3950

FND 1/2" I.R.

LEONIDAS HORTON RD (30' R.O.W.)
(COUNTY MAINTAINED PRESCRIPTIVE ROW)

267.96'

S 03°08'43" E ~ 581.08'

SET 3/4" I.R.
W/TPS CAP

313.12'

0.200 ACRES ARE HEREBY
DEDICATED TO THE PUBLIC
FOR R.O.W. PURPOSES

15'

30'

BENCHMARK
(see detail)

FND 3/8" I.R.

N:10104609.8500
E:3806666.2770

MALCOM & ANITA STEPP
CALLED 4.835 ACRES
C.F.# 2015038032, O.P.R.M.C.T.

CHARLEY RED & DIANNE SPRINGER
CALLED 1.7788 ACRES
C.F.# 8713654, M.C.D.R.

COLLIN'S CORNER
A SUBDIVISION OF 10.912 ACRES SITUATED IN THE
JAMES PEVEHOUSE SURVEY, ABSTRACT NO. 29,
MONTGOMERY COUNTY, TEXAS.

2 LOTS 1 BLOCK
MARCH 2020

DOC # 2020029226
Cabinet 00Z Sheet 6384

S418-02_Plat.dwg
SHEET 2 OF 2