THE STATE OF TEXAS §
COUNTY OF MONTGOMERY §

We, Mark M. Mischnick and Deirdre H. Mischnick, owners of the property subdivided in the above and foregoing map of the Dobbin 105 DTP Addition, do hereby make subdivision of said property, according to lines, streets, lots, alleys, parks, building lines, and easements therein shown, and designate said subdivision as Dobbin 105 DTP Addition in the Jacob Shannon Survey, Abstract 35, 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 heirs and assigns to warrant and forever defend the title to the land so dedicated.

This is to certify that we, Mark M. Mischnick and Deirdre H. Mischnick, have complied with or will comply with all regulations heretofore on file with the Montgomery County Engineer and adopted by the Commissioners Court of Montgomery County.

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

FURTHER, We, do hereby dedicate forever to the public a strip of land a minimum of 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 said subdivision, as easements for drainage purposes, giving Montgomery County and/or other public agency the right to enter upon said easement at any and all times for the purpose of construction and/or maintaining drainage work and/or structure.

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 of the property, and shall be enforceable, at the option of Montgomery County, by Montgomery County or any citizen thereof, by injunction, as follows:

1. The 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).

WITNESS our hands in _____, Montgomery County,

Texas, this day of _____, 2020.

_____
Mark M. Mischnick

_____
Deirdre H. Mischnick

THE STATE OF TEXAS §
COUNTY OF MONTGOMERY §

BEFORE ME, the undersigned authority, on this day personally appeared Mark M. Mischnick and Deirdre H. Mischnick, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me they executed the same for purposes and consideration therein set forth and the same said Deirdre H. Mischnick, having been examined by me privately and apart from her husband and having the same fully explained to her by me, acknowledged said instrument to be her act and deed, and that she had willingly signed the same.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this day _____

of _____, 2020.

_____
(signature)

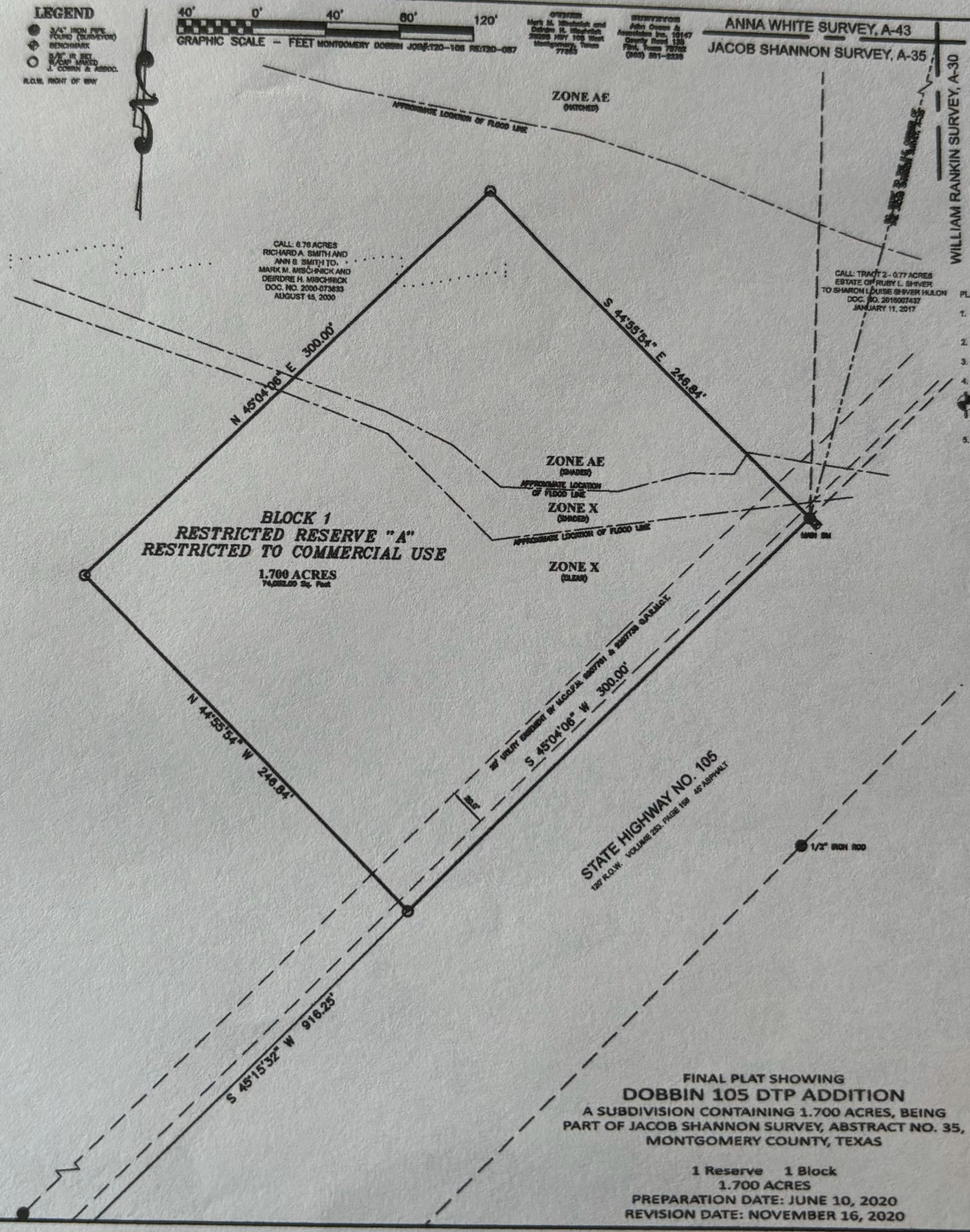
_____
(Print name) Notary Public in and for
Montgomery County, Texas.

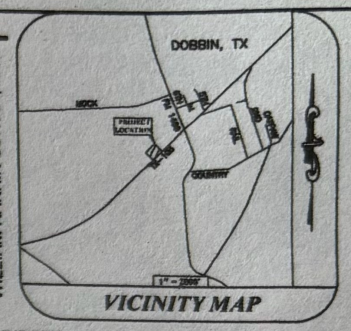
Surveyor's Acknowledgment

I, Philip W. Cornett, 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 pipe or rods have a diameter of not less than five-eighths of an inch (5/8") and a length of not less than three feet (3'); and that the plat boundary corners have been tied to the nearest survey corner.

_____
Philip W. Cornett Professional Registered Surveyor
Texas Registration No. 6516

JOHN COWAN & ASSOCIATES, INC.
14147 COUNTY ROAD 135, FLINT, TEXAS 75762
PH: (903) 581-2238 WWW.TXSURVEYS.COM
FIRM REGISTRATION CERTIFICATION NO. 10028800





PLAT NOTES

1. BEARINGS ARE ORIENTED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, SURVEY FEET.
2. SITE ELEVATION DATUM IS NAVD 88.
3. CONTOUR INTERVAL = 1.0'
4. MAIN BENCHMARK
   BRASS DISK IN CONCRETE
   BEING S 44°55'54" E - 5.00'
   FROM E.C. OF TRACT
   ELEVATION 229.18'
5. THE SUBJECT TRACT LIES PARTIALLY IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN WITHIN THE 500-YEAR FLOODPLAIN; ZONE "X" AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.; AND ZONE "AE" BASE FLOOD ELEVATION DETERMINED WITHIN THE 100-YEAR FLOODPLAIN PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NO. 48339C0325G WITH A REVISED DATE OF AUGUST 18, 2014, COUNTY OF MONTGOMERY, TEXAS.

County Engineer Acknowledment

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 interceptor drainage artery or parent stream or on any other area of subdivision within the watershed.

_____
Jeff Johnson, P.E., County Engineer

Commissioners Court Acknowledgment

APPROVED by the Commissioners Court of Montgomery County, Texas, this

day of _____, 20____.

_____
Commissioner Mike Meador, Precinct 1 Commissioner Charley Riley, Precinct 2

_____
County Judge Mark Keough

_____
Commissioner James Noack, Precinct 3 Commissioner James Metts, 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 _____, 20___, at o clock, ____M.,

and duly recorded on_____, 20___, at o clock, ____M., in

cabinet _____, sheet_____, of record of for said County.

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

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

By _____ Deputy

FINAL PLAT SHOWING
DOBBIN 105 DTP ADDITION
A SUBDIVISION CONTAINING 1.700 ACRES, BEING
PART OF JACOB SHANNON SURVEY, ABSTRACT NO. 35,
MONTGOMERY COUNTY, TEXAS

1 Reserve 1 Block
1.700 ACRES
PREPARATION DATE: JUNE 10, 2020
REVISION DATE: NOVEMBER 16, 2020