

FINAL PLAT
BUFFALO SPRINGS
 SECTION 2
 A SUBDIVISION OF 47.886 ACRES
 OF LAND IN THE
 JOHN CORNER SURVEY, A - 8 AND
 THE BENJAMIN RIGSBY SURVEY, A - 31
 MONTGOMERY COUNTY, TEXAS
 SINGLE FAMILY RESIDENTIAL
 CONTAINING 65 LOTS, 2 BLOCKS,
 3 RESTRICTED RESERVES &
 1 UNRESTRICTED RESERVE

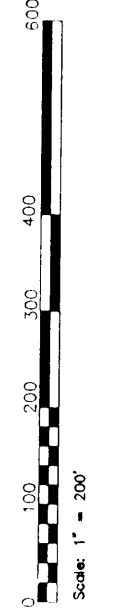
FEBRUARY, 2007
OWNER/DEVELOPER

Lefco Investments, Inc.
 Philip Lefevre, President
 15001 Walden Road, Suite 203
 Montgomery, Texas 77356
 (936) 582 - 1088
 Fax (936) 582 - 1099
 Email: hduemas@lefc0-inc.com

Residual of 131.81 Ac.
 LEFCO Investments, Inc.
 C.C.F.N. 2003-132092 M.C.R.P.R.

734.721 Ac.
 Philip Lefevre & wife
 Holly Lefevre
 C.C.F.N. 99058838 M.C.R.P.R.

Philip Lefevre & wife
 Holly Lefevre
 734.721 Ac.
 C.C.F.N. 99058838 M.C.R.P.R.



Approximate location of 100 Year Flood Plain line as scaled from F.I.R.M.

Approximate location of Floodway as scaled from F.I.R.M.

Approximate location of Floodway as scaled from F.I.R.M.

Approximate location of Floodway as scaled from F.I.R.M.

Approximate location of 100 Year Flood Plain line as scaled from F.I.R.M.

Easement to State of Texas Vol. 273, Pg. 321 M.C.D.R.

692.51 Ac.
 R. D. Simonton
 Vol. 223, Pg. 14 M.C.D.R.

2.0 Ac.
 City of Montgomery
 Vol. 891, Pg. 849 M.C.D.R.

S.M.C. Owen Shannon Survey A-36

N.M.C. John Corner Survey A-8

4.0 Ac.
 Joe McCall
 Vol. 753, Pg. 113 M.C.D.R.

0.939 Ac.
 LEFCO Investments, Inc.
 C.C.F.N. 2003-132092 M.C.R.P.R.

Approximate location of 100 Year Flood Plain line as scaled from F.I.R.M.

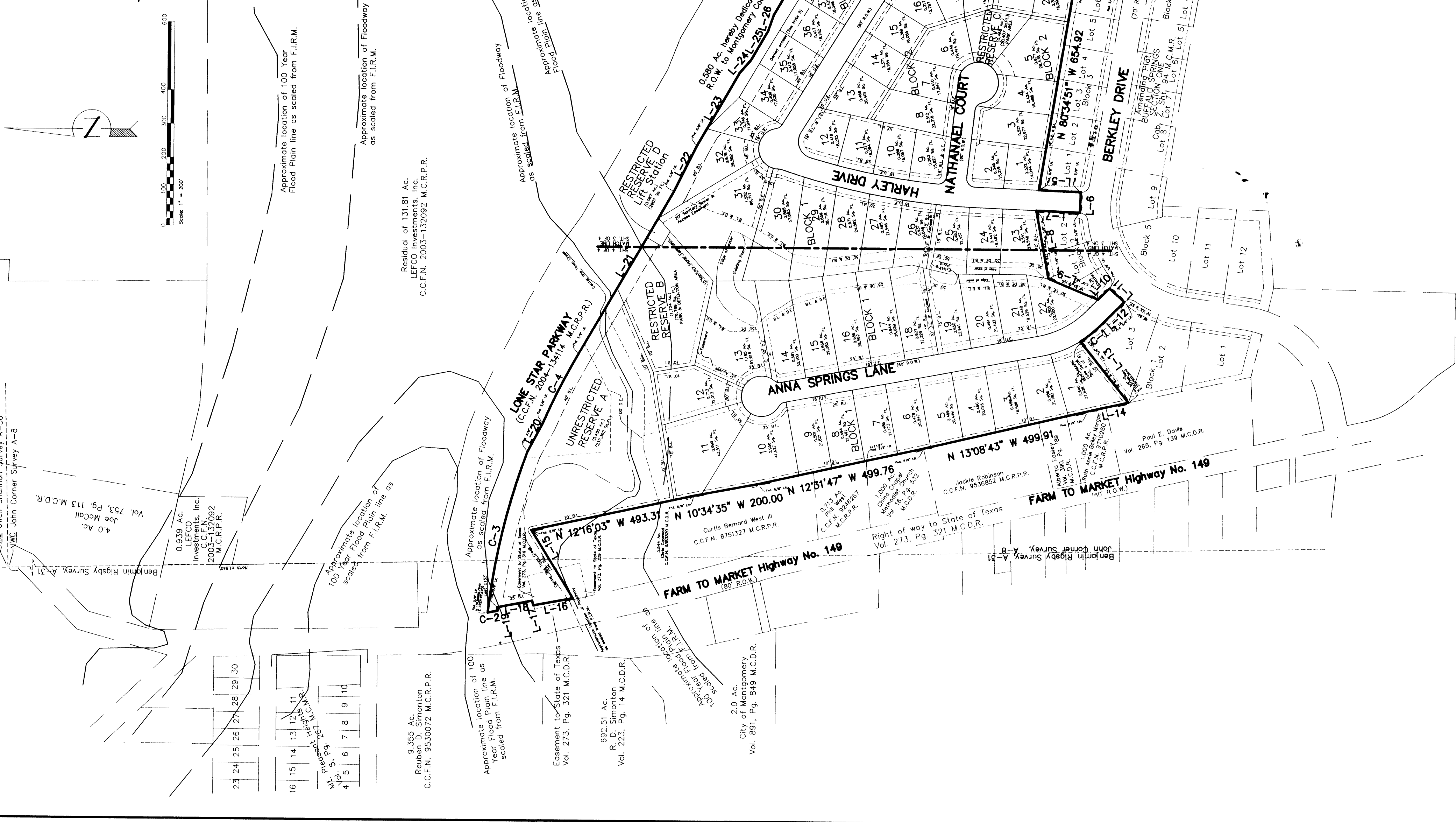
Approximate location of Floodway as scaled from F.I.R.M.

UNRESTRICTED RESERVE A
 (C.C.F.N. 004-134114 M.C.R.P.R.)

RESTRICTED RESERVE B
 (C.C.F.N. 004-134114 M.C.R.P.R.)

RESTRICTED RESERVE D
 (C.C.F.N. 004-134114 M.C.R.P.R.)

0.580 Ac. hereby Dedicated for R.O.W. to Montgomery County
 L-24, L-25, L-26



JEFFREY MOON
 AND ASSOCIATES, INC.
 LAND SURVEYORS
 P. O. Box 2501
 Commerce, TX 77305
 (936) 756-5656
 FAX (936) 756-5281

2:\mchm\A-8\05-8-1804\BUFFALO SPRINGS 2.plt1000x4000.dwg 1/8/2007 2:03:33 PM CST

Residual of 131.81 Ac.
LEFCO Investments, Inc.
C.C.F.N. 2003-132092 M.C.R.P.R.

Approximate location of Floodway
as scaled from F.I.R.M.
Approximate location of Floodway
as scaled from F.I.R.M.

FINAL PLAT BUFFALO SPRINGS SECTION 2

A SUBDIVISION OF 47.886 ACRES
OF LAND IN THE
JOHN CORNER SURVEY, A - 8 AND
THE BENJAMIN RIGSBY SURVEY, A - 31
MONTGOMERY COUNTY, TEXAS
SINGLE FAMILY RESIDENTIAL
CONTAINING 65 LOTS, 2 BLOCKS,
3 RESTRICTED RESERVES &
1 UNRESTRICTED RESERVE

FEBRUARY, 2007
OWNER/DEVELOPER

Lefco Investments, Inc.
Philip Lefevre, President
15001 Walden Road, Suite, 203
Montgomery, Texas 77356
(936) 582 - 1088
Fax (936) 582 - 1099
Email: hduomas@lefc0-inc.com

Philip Lefevre & wife
Holly Lefevre
734.721 Ac.
C.C.F.N. 99058838 M.C.R.P.R.

LEGEND
C.C.F.N. = County Clerk's File Number
Fnd. = Found
I.P. = Iron Pipe
I.P. = Iron Pipe
M.C.D.R. = Montgomery County Deed Record
M.C.M.R. = Montgomery County Map Record
M.C.R.P.R. = Montgomery County Real Property Records
U.E. Indicates Utility Easement.
B.L. Indicates Building Line.
D.E. Indicates Drainage Easement.

Philip Lefevre & wife
Holly Lefevre
734.721 Ac.
C.C.F.N. 99058838 M.C.R.P.R.

- Notes:
- 1/2" Iron Rods set @ all lot corners unless otherwise noted.
 - Part of this property does lie within the 100 yr. flood plain according to F.I.R.M. map panel No. 48339C0189 F, effective date: December 19, 1996.
 - There is a 5' Building line, Drainage easement and Utility Easement, along all side lot lines unless otherwise noted.
 - A One-foot Reserve is required to restrict access to Unrestricted Reserves "A" until the land use is known, a vegetative buffer may be required depending on the land use.
 - Access to lots 31 through 39, Block 1 from Lone Star Parkway is denied.
 - If two or more lots, or fractions thereof are consolidated into a single family residential lot, all interior setback lines and interior utility and drainage easement lines shall be applied to such resultant lot lines as if it were one original lot.



JEFFREY MOON
AND ASSOCIATES, INC.
LAND SURVEYORS
P. O. Box 6501
Conroe, Tx 77385
(713) 756-8666
FAX (713) 756-8681

FILE # 2007-018169

C.A.E. II

SHEET 643

Sht. 3 of 4

LINE	BEARING	DISTANCE
L-1	N80°14'11"W	197.93
L-2	S09°45'49"W	125.00
L-3	N80°14'07"W	60.00
L-4	N09°45'53"E	125.07
L-5	S02°14'50"W	125.42
L-6	N87°50'17"W	60.00
L-7	N02°14'50"E	130.15
L-8	S79°15'48"W	204.16
L-9	S22°17'50"W	160.27
L-10	S44°37'37"E	47.58
L-11	S41°36'05"W	60.13
L-12	N44°37'37"W	102.55
L-13	S51°23'32"W	231.89
L-14	N12°23'07"W	125.40
L-15	S57°56'00"W	236.00
L-16	N10°34'08"W	119.56
L-17	N76°46'45"E	14.16
L-18	N10°49'47"W	106.10
L-19	S77°50'05"W	9.95
L-20	S61°39'32"E	95.92
L-21	S59°48'26"E	557.79
L-22	S63°35'46"E	150.35
L-23	S59°48'17"E	250.00
L-24	S48°29'54"E	50.99
L-25	S59°48'35"E	100.00
L-26	S71°07'10"E	50.99
L-27	S59°48'33"E	322.84
L-28	S5°20'22"E	80.79
L-29	S64°39'44"E	46.82
L-30	N44°37'37"W	100.76
L-31	N11°39'48"W	30.55
L-32	S04°17'30"W	30.01
L-33	N09°47'15"W	125.00
L-34	S30°11'34"W	50.00
L-35	S59°48'26"E	50.00
L-36	S10°21'44"W	67.13
L-37	S44°37'37"E	51.21

9.355 Ac.
 Reuben W. Simonson
 C.C.F.N. 9530072 M.C.R.P.R.

Approximate location of 100 Year Flood Plain line as scaled from F.I.R.M.

Approximate location of Floodway as scaled from F.I.R.M.

LONE STAR PARKWAY
 (C.C.F.N. 2004-134114 M.C.R.P.R.)

Residual of 131.81 Ac.
 LEFCO Investments, Inc.
 C.C.F.N. 2003-132092 M.C.R.P.R.

Easement to State of Texas
 Vol. 273, Pg. 321 M.C.D.R.

692.51 Ac.
 R. D. Simonson
 Vol. 223, Pg. 14 M.C.D.R.

UNRESTRICTED RESERVE A
 (5.450 Ac.)
 (237,392 Sq.Ft.)

FARM TO MARKET Highway No. 149
 (60' R.O.W.)

N 10°34'35" W 200.00
 Curtis Bernard West III
 C.C.F.N. 8751327 M.C.R.P.R.

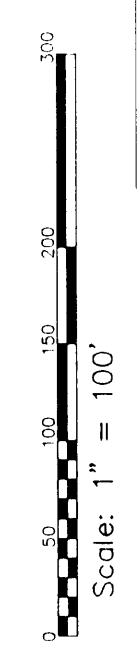
UNRESTRICTED RESERVE B
 (1,762 Ac.)
 (76,769 Sq. Ft.)

RESTRICTED RESERVE D
 (10,067 Sq. Ft.)

RESTRICTED RESERVE C
 (2,907 Sq. Ft.)

RESTRICTED RESERVE E
 (2,907 Sq. Ft.)

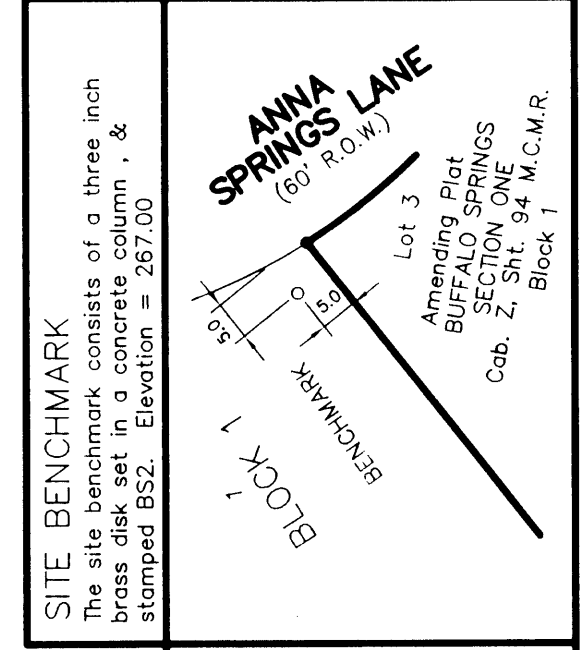
2.0 Ac.
 City of Montgomery
 Vol. 891, Pg. 649 M.C.D.R.



FINAL PLAT BUFFALO SPRINGS SECTION 2

A SUBDIVISION OF 47.886 ACRES
 OF LAND IN THE
 JOHN CORNER SURVEY, A - 8 AND
 THE BENJAMIN RIGSBY SURVEY, A - 31
 MONTGOMERY COUNTY, TEXAS
 SINGLE FAMILY RESIDENTIAL
 CONTAINING 65 LOTS, 2 BLOCKS,
 3 RESTRICTED RESERVES &
 1 UNRESTRICTED RESERVE

FEBRUARY, 2007
 OWNER/DEVELOPER
 Lefco Investments, Inc.
 Philip Lefevre, President
 15001 Walden Road, Suite 203
 Montgomery, Texas 77356
 (936) 582 - 1088
 Fax (936) 582 - 1099
 Email: hduumas@lefcoco-inc.com



JEFFREY MOON
 LAND SURVEYORS
 P. O. Box 2901
 Conroe, Tx 77305
 (936) 756-5266
 FAX (936) 756-5281

