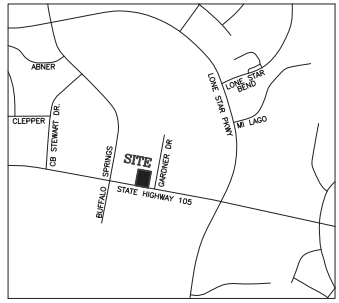
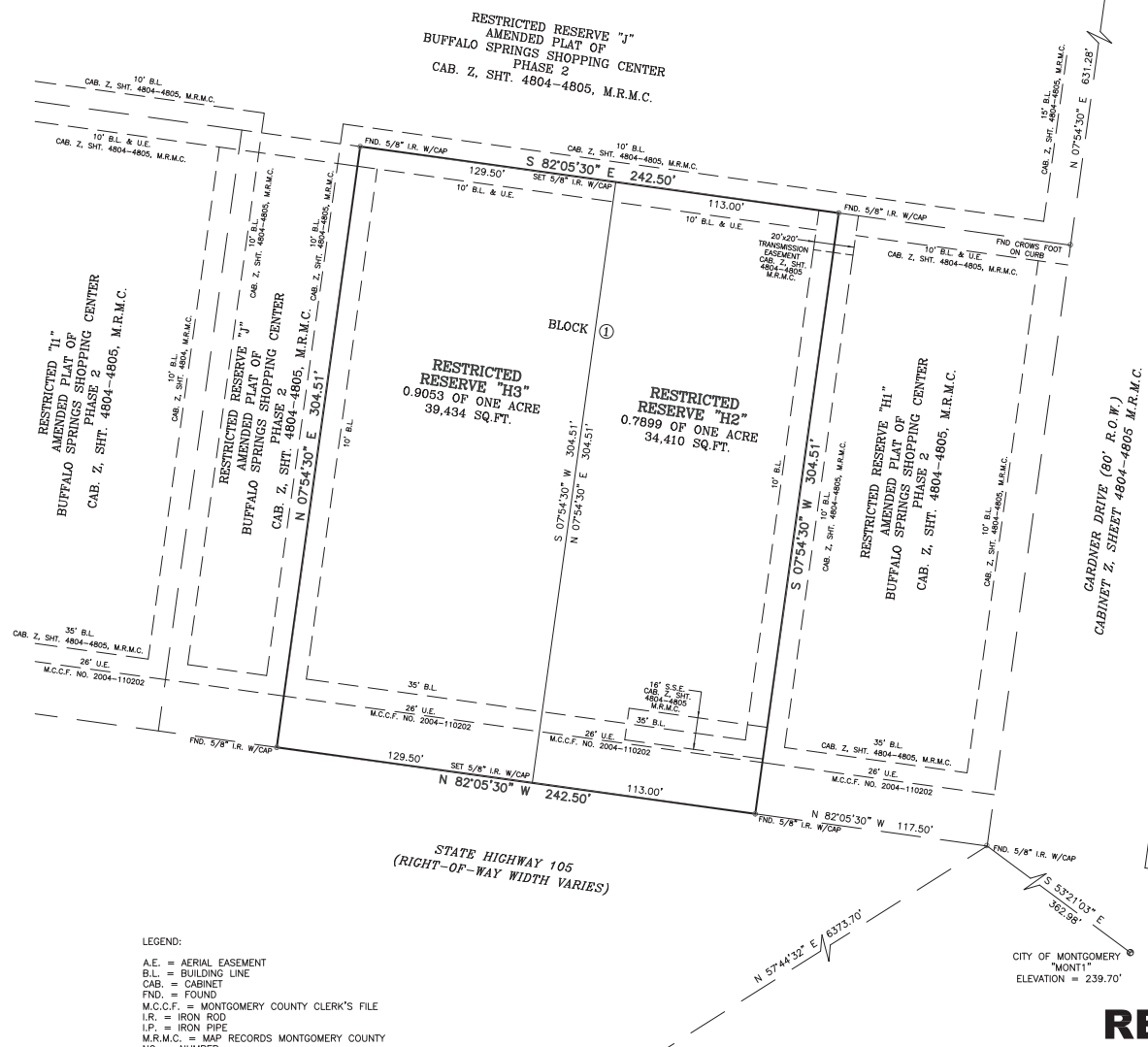
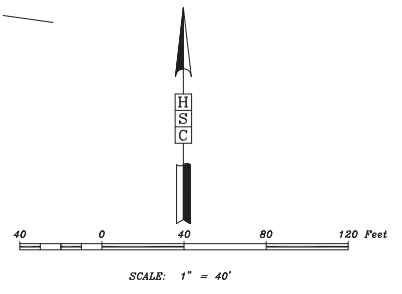


JOHN CORNER SURVEY
ABSTRACT NO. 8



VICINITY MAP NOT TO SCALE
KEY MAP 123U



- LEGEND:
- A.E. = AERIAL EASEMENT
 - B.L. = BUILDING LINE
 - CAB. = CABINET
 - FND. = FOUND
 - M.C.C.F. = MONTGOMERY COUNTY CLERK'S FILE
 - I.R. = IRON ROD
 - I.P. = IRON PIPE
 - M.R.M.C. = MAP RECORDS MONTGOMERY COUNTY
 - NO. = NUMBER
 - NOS. = NUMBERS
 - SHT. = SHEET
 - S.S.E. = SANITARY SEWER EASEMENT
 - STM. S.E. = STORM SEWER EASEMENT
 - U.E. = UTILITY EASEMENT
 - W.L.E. = WATER EASEMENT
 - W/CAP = WITH CAP

BENCHMARK
CONCRETE MONUMENT
WITH BRASS DISK, STAMPED
BSSC PHS 11
ELEVATION = 244.25'
N(Y)=10,135,655.67
E(X)=3,763,281.21

REPLAT OF RESTRICTED RESERVE "H2" OF THE AMENDED PLAT BUFFALO SPRINGS SHOPPING CENTER PHASE 2

A COMMERCIAL SUBDIVISION OF
1.6952 ACRES OF LAND SITUATED IN
THE JOHN CORNER SURVEY,
ABSTRACT NUMBER 8, CITY OF
MONTGOMERY, MONTGOMERY COUNTY,
TEXAS.

2 RESERVES, 1 BLOCK

OWNER/DEVELOPER:
LFFP-105, LLC, A LIMITED LIABILITY COMPANY
10190 KATY FREEWAY, SUITE 350
HOUSTON, TEXAS 77043
(713) 266-8799

SURVEYOR:
Land Surveys - Computer Mapping
Acresage - Residential - Industrial - Commercial
5000 Cabbage - Spring, Texas 77379
(281) 320-9591 hovis@hovisurveying.com
Texas Firm Registration No. 10030400



DATE: MARCH 1, 2023 SCALE: 1" = 40' JOB NO. 21-167-00

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

That LFFP-105, LLC, a Texas limited liability company, acting by and through Mohammed Ali Lakhany, Manager, does hereby adopt this plat designating the herein described property as the AMENDED PLAT OF RESTRICTED RESERVE "H2" OF THE AMENDED PLAT OF BUFFALO SPRINGS PHASE 2, and does hereby make subdivision of said property according to the lines, streets, alleys, parks and easements therein shown and dedicate to public use forever all areas shown on this plat a streets, alleys, parks and easements, except those specifically indicated as private; and does 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 does hereby bind Owner and Owner's successors and assigns to warrant and defend the title to the land so dedicated.

Owner hereby certifies that Owner has or will comply with all applicable regulations of the City of Montgomery, Texas and that a rough proportionality exists between the dedications, improvements and exactions required under such regulations and the projected impact of the subdivision

There is hereby dedicated a 5' aerial easement adjacent to all utility easements shown hereon from a plane 20 feet above the ground designated as "U.E. with A.E."

IN TESTIMONY WHEREOF, LFFP-105, LLC, a Texas limited liability company has caused these presents to be signed by Mohammed Ali Lakhany, its Manager, thereto authorized and its common seal hereto affixed this ____ day of _____, 2023.

LFFP-105, LLC, a Texas limited liability company

By: _____
Mohammed Ali Lakhany, Manager

STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared Mohammed Ali Lakhany, Manager of LFFP-105, LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this ____ day of _____, 2023.

Notary Public in and for
the State of Texas

My Commission expires: _____

SURVEYOR'S CERTIFICATION

That I, Harry H. Hovis, IV, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereat were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Montgomery, Texas



[Signature]
Harry H. Hovis IV
Registered Professional Land Surveyor
Texas Registration No. 4827

CITY OF MONTGOMERY

I, the undersigned, Engineer for the City of Montgomery, hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations of the City as to which his approval is required.

Chris Roznovsky, P.E.
City Engineer
City of Montgomery

I, the undersigned, City Administrator for the City of Montgomery, hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations of the City as to which his approval is required.

Dated this ____ day of _____, 2023

Gary Palmer
City Administrator
City of Montgomery

CITY OF MONTGOMERY

This plat and subdivision has been submitted to and considered by the city planning and zoning commission, and is hereby approved by such commission.

Dated This ____ Day of _____, 2023

Jeffrey Waddell
Chairperson Planning and Zoning Commission

CITY OF MONTGOMERY

This plat and subdivision has been submitted to and considered by the city council of the City of Montgomery, Texas, and is hereby approved by such council.

Dated This ____ Day of _____, 2023

By: _____
Bryon Sanford
Mayor

ATTEST:

By: _____
Nicola Browe
City Secretary

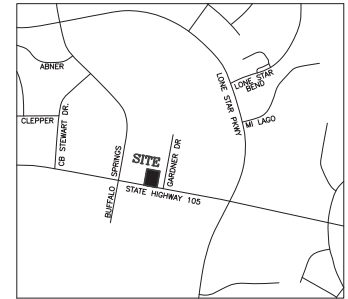
STATE OF TEXAS
COUNTY OF MONTGOMERY

I, L. Brandon Steinmann, 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 _____, 2023, at ____ o'clock, __M., and duly recorded on _____, 2023, at ____ o'clock, __M. in Cabinet _____, Sheets _____, of the Map Records of said County.

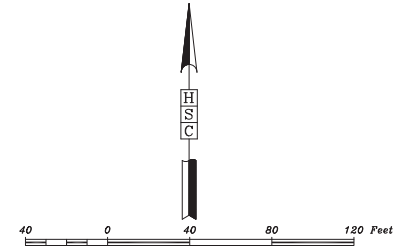
WITNESS MY HAND AND SEAL OF OFFICE, at Conroe, Montgomery County, Texas, the day and date last above written.

L. Brandon Steinmann, Clerk, County Court
Montgomery County, Texas

By: _____ Deputy



VICINITY MAP NOT TO SCALE
KEY MAP 123U



SCALE: 1" = 40'

NOTES:

- Bearing orientation based on Texas State Plane Coordinate Grid System of 1983 (Central Zone No. 4203).
- Based on graphical plotting this tract lies within unshaded Zone X and no portion of this tract lies within a "100 year flood hazard area" as designated on The National Flood Insurance Program - Flood Insurance Rate Map issued by the Federal Emergency Management Agency under Map Number 48339C0200G, Community Panel Number 481483 0200 G for City of Montgomery, Montgomery County, Texas, dated August 18, 2014. The "100 year flood hazard area" is subject to change as detailed studies become available and/or watershed or channel conditions change.
- All corners are set 5/8 inch iron rods with cap unless otherwise noted.

REPLAT OF RESTRICTED RESERVE "H2" OF THE AMENDED PLAT BUFFALO SPRINGS SHOPPING CENTER PHASE 2

A COMMERCIAL SUBDIVISION OF
1.6952 ACRES OF LAND SITUATED IN
THE JOHN CORNER SURVEY,
ABSTRACT NUMBER 8, CITY OF
MONTGOMERY, MONTGOMERY COUNTY,
TEXAS.

2 RESERVES, 1 BLOCK

SHEET 2 OF 2

HOVIS SURVEYING COMPANY
Land Surveys - Computer Mapping
Acreage - Residential - Industrial - Commercial
5000 Cabbage - Spring, Texas 77379
(281) 320-9591 hovis@hovissurveying.com
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