

# FINAL PLAT BUFFALO SPRINGS

SECTION 2

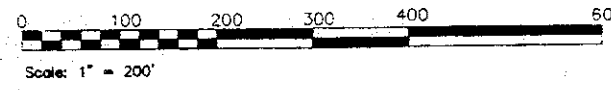
A SUBDIVISION OF 47.886 ACRES  
OF LAND IN THE  
JOHN CORNER SURVEY, A - 8 AND  
THE BENJAMIN RIGSBY SURVEY, A - 31  
MONTGOMERY COUNTY, TEXAS  
SINGLE FAMILY RESIDENTIAL  
CONTAINING 65 LOTS, 2 BLOCKS,  
3 RESTRICTED RESERVES &  
1 UNRESTRICTED RESERVE

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: hldumas@lefc0-inc.com

ORIGINAL



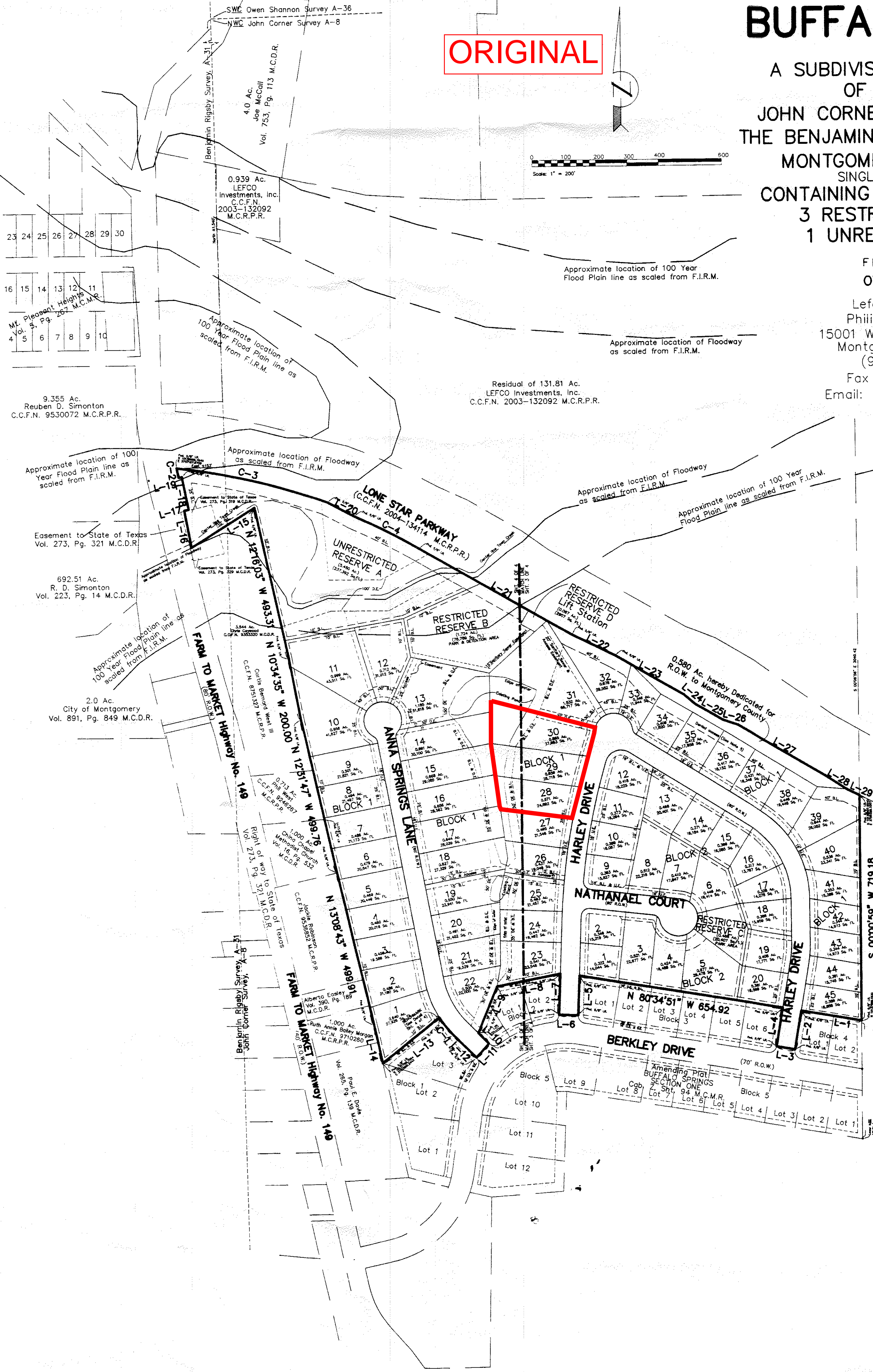
Approximate location of 100 Year  
Flood Plain line as scaled from F.I.R.M.

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

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

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

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



JEFFREY MOON  
AND ASSOCIATES INC.  
LAND SURVEYORS  
P.O. Box 2501  
Conroe, Tx 77305  
(936) 756-5266  
FAX (936) 756-5281



THE STATE OF TEXAS:  
COUNTY OF MONTGOMERY:  
THAT RANDY BURLEIGH, LORETTA BURLEIGH AND HERSEL HARRISONHEREIN ACTING INDIVIDUALLY OR THROUGH THE UNDERSIGNED DULY AUTHORIZED AGENTS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED REAL PROPERTY AS THE BUFFALO SPRINGS SECTION 2 PARTIAL REPLAT NO. 1 SUBDIVISION, 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 AS 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 FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

OWNER HEREBY CERTIFIES THAT OWNER HAS OR WILL COMPLY WITH ALL APPLICABLE REGULATIONS OF THE CITY, AND THAT A ROUGH PROPORTIONALITY EXISTS BETWEEN THE DEDICATIONS, IMPROVEMENTS, AND EXACTIONS REQUIRED UNDER SUCH REGULATIONS AND THE PROJECTED IMPACT OF THE SUBDIVISION.

FURTHER, WE DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF RESIDENTIAL UNITS THEREON AND SHALL BE RESTRICTED FOR THE SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY, UNLESS OTHERWISE NOTED.

WITNESS, MY HAND IN THE CITY OF \_\_\_\_\_, MONTGOMERY COUNTY, TEXAS,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

BY: \_\_\_\_\_ BY: \_\_\_\_\_  
RANDY BURLEIGH, OWNER LORETTA BURLEIGH, OWNER

WITNESS, MY HAND IN THE CITY OF \_\_\_\_\_, MONTGOMERY COUNTY, TEXAS,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

BY: \_\_\_\_\_  
HERSEL HARRISON, OWNER

STATE OF TEXAS:  
COUNTY OF MONTGOMERY:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RANDY BURLEIGH AND LORETTA BURLEIGH, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THE THEY EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN SET FORTH AND THE SAME SAID LORETTA BURLEIGH, 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 \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR  
\_\_\_\_\_  
COUNTY, TEXAS  
MY COMMISSION EXPIRES \_\_\_\_\_

STATE OF TEXAS:  
COUNTY OF MONTGOMERY:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED HERSEL HARRISON, KNOWN TO ME TO BE THE PERSONS 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 \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR  
\_\_\_\_\_  
COUNTY, TEXAS  
MY COMMISSION EXPIRES \_\_\_\_\_

# BUFFALO SPRINGS SECTION 2 PARTIAL REPLAT NO. 1

BEING A SUBDIVISION OF 2.095 ACRES OF LAND  
IN THE JOHN CORNER SURVEY, A - 8,  
IN THE CITY OF MONYGOMERY  
IN MONTGOMERY COUNTY, TEXAS,

BEING A REPLAT OF LOTS 28, 29 AND 30 IN BLOCK 1  
OF BUFFALO SPRINGS, SECTION 2, A SUBDIVISION  
ACCORDING TO THE MAP AND OR PLAT THEREOF  
RECORDED IN CABINET Z, SHEET 641 OF THE  
MAP RECORDS OF MONTGOMERY COUNTY, TEXAS

CONTAINING: 2 RESIDENTIAL LOTS  
IN 1 BLOCK

**OWNER/DEVELOPER**  
HERSEL HARRISON  
122 HARLEY DRIVE  
MONTGOMERY, TEXAS, 77356  
PHONE: (936) 346-1739  
EMAIL: WEN.DELL57@YAHOO.COM  
(AS TO LOT 28, BLOCK 1)

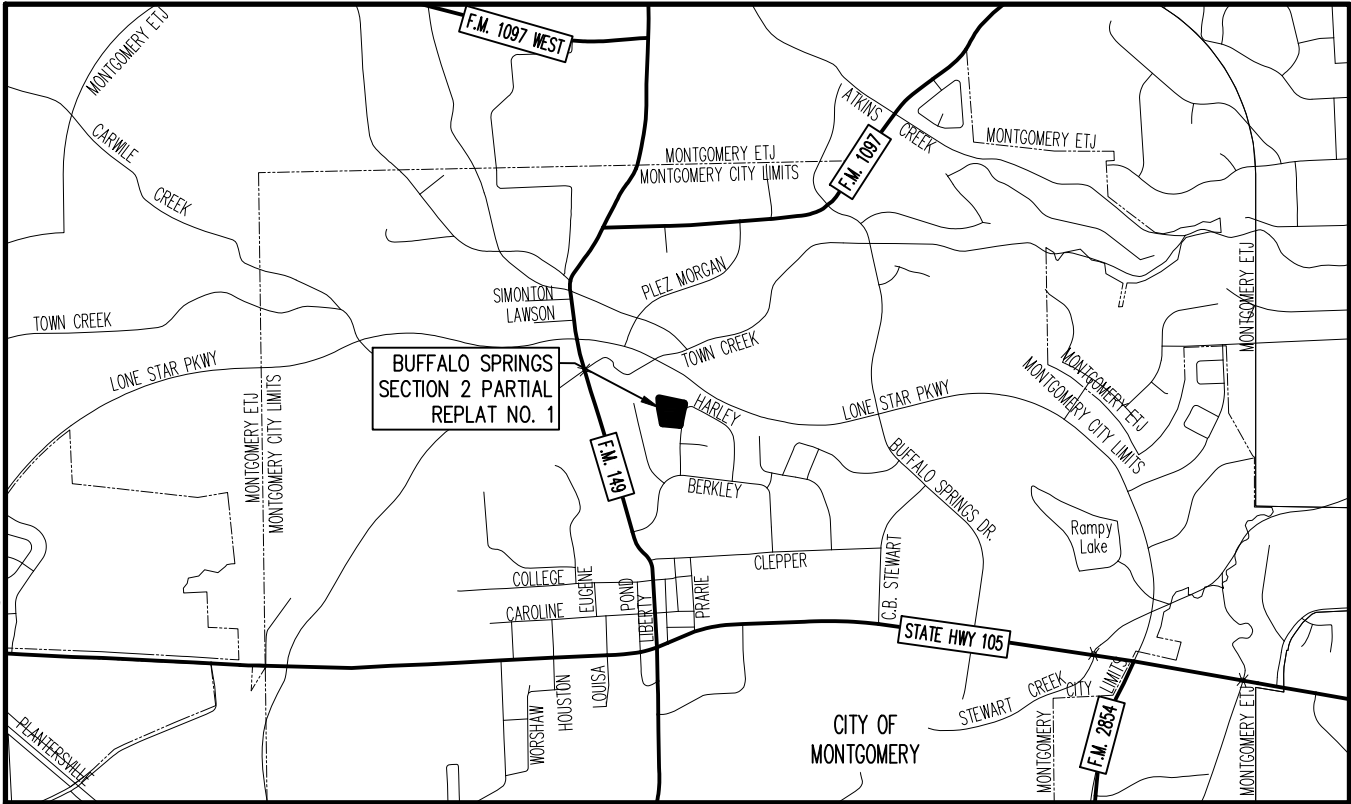
MARCH 2025

**OWNER/DEVELOPER**  
RANDY & LORETTA BURLEIGH  
130 HARLEY DRIVE  
MONTGOMERY, TEXAS, 77356  
PHONE: (832) 217-8462  
EMAIL: RLBURLE1@GMAIL.COM  
(AS TO LOTS 29 & 30, BLOCK 1)

## SURVEYOR'S CERTIFICATION

THAT I JEFFREY MOON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREOF WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MONTGOMERY, TEXAS. THE PURPOSE OF THIS REPLAT IS TO COMBINE EXISTING LOTS 28, 29 AND 30 IN BLOCK 1 OF BUFFALO SPRINGS, SECTION 2 SUBDIVISION INTO 2 LOTS.

\_\_\_\_\_  
JEFFREY MOON  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 4639



VICINITY MAP = NOT TO SCALE  
MONTGOMERY COUNTY, TEXAS

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.

BY: \_\_\_\_\_  
CITY ENGINEER – MONTGOMERY, TEXAS

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 \_\_\_\_\_, 20\_\_\_\_\_.

BY: \_\_\_\_\_  
CHAIRPERSON PLANNING AND ZONING COMMISSION

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 \_\_\_\_\_, 20\_\_\_\_\_.

BY: \_\_\_\_\_  
SARA COUNTRYMAN, MAYOR

ATTEST: \_\_\_\_\_  
RUBY BEAVEN, 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 IT'S 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 WRITTEN ABOVE.

\_\_\_\_\_  
L. BRANDON STEINMANN, CLERK, COUNTY COURT  
MONTGOMERY COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

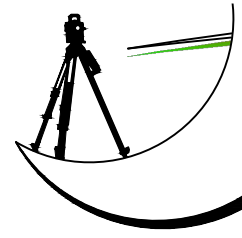
**BENCHMARK DETAIL (NOT TO SCALE)**

THE SITE BENCHMARK CONSISTS OF A THREE INCH BRASS DISK IN A SIX INCH CONCRETE COLUMN, & STAMPED "BS2R1" ELEV. = 263.67 BASED ON NAVD88 GEOID 12B.

BENCHMARK SHOWN HEREON IS BASED ON THE FOLLOWING:

- A) REFERENCED TO CITY OF MONTGOMERY MARKED (MONT 1) ELEVATION= 239.70' BASED ON NAVD88 GEOID 99
- B) REFERENCED TO CITY OF MONTGOMERY MARKED (MONT 5) ELEVATION= 245.59' BASED ON NAVD88 GEOID 99

## JEFFREY MOON & ASSOCIATES, INC.



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FAX: (936)756-5281

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BUFFALO SPRINGS  
SECTION 2  
PARTIAL REPLAT NO. 1

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CONTAINING: 2 RESIDENTIAL LOTS  
IN 1 BLOCK

OWNER/DEVELOPER  
HERSHEL HARRISON  
122 HARLEY DRIVE  
MONTGOMERY, TEXAS, 77356  
PHONE: (936) 346-1739  
EMAIL: WEN.DELL57@YAHOO.COM  
(AS TO LOT 28, BLOCK 1)

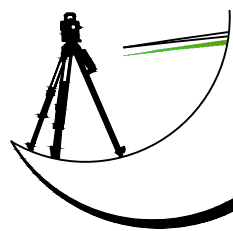
MARCH 2025

OWNER/DEVELOPER  
RANDY & LORETTA BURLEIGH  
130 HARLEY DRIVE  
MONTGOMERY, TEXAS, 77356  
PHONE: (832) 217-8462  
EMAIL: RLBURLE1@GMAIL.COM  
(AS TO LOTS 29 & 30, BLOCK 1)

- NOTES:
- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE GRID AND BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE (2002 ADJ.) (FIPS 4203) AND MAY BE BROUGHT TO THE SURFACE BY APPLYING A COMBINED SCALE FACTOR OF 1.00006296. ALL DISTANCES SHOWN HEREON ARE GROUND MEASUREMENTS.
  - 5/8 INCH IRON RODS 18 INCHES IN LENGTH WITH SURVEY CAP MARKED "JEFF MOON R.P.L.S. 4639" SET AT ALL LOT CORNERS, ANGLE POINTS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED.
  - THE SUBJECT PROPERTY LIES IN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE OF FLOOD HAZARD (100 YEAR FLOODPLAIN) ACCORDING TO F.I.R.M. PANEL NO. 48339C0200G, WITH AN EFFECTIVE DATE OF AUGUST 18, 2014.
  - ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO A FIVE FOOT (5') SIDE BUILDING LINE, DRAINAGE EASEMENT AND UTILITY EASEMENTS
  - (LOT 28) CONVEYED IN DEED TO HERSHEL HARRISON RECORDED UNDER COUNTY CLERK'S FILE NUMBER 2022-059085 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS.
  - (LOTS 29 & 30) CONVEYED IN DEED TO RANDY AND LORETTA BURLEIGH RECORDED UNDER COUNTY CLERK'S FILE NUMBERS 2009-038391 AND 2013-063682 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS.
  - SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET OUT UNDER CLERK'S FILE NUMBERS 2007-024054, 2013-063682, 2019-024679, 2021-165171, 2021-165172, 2021-165173, 2021-165174, 2021-165182, 2023-113396, 2023-113397, 2023-113398, 2023-113399 AND 2023-113400 AND PER PLAT OF BUFFALO SPRINGS, SECTION 2 AS RECORDED IN CABINET Z, SHEET 641 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.
  - STANDARD ABBREVIATIONS:
    - B.L. BUILDING LINE
    - U.E. UTILITY EASEMENT
    - D.E. DRAINAGE EASEMENT
    - S.S.E. SANITARY SEWER EASEMENT
    - FND. FOUND
    - I.R. IRON ROD
    - I.P. IRON PIPE
    - R.O.W. RIGHT-OF-WAY
    - VOL. VOLUME
    - PG. PAGE
    - CAB. CABINET
    - SHT. SHEET
    - C.C.F.N. COUNTY CLERK'S FILE NUMBER
    - D.R.M.C.T. DEED RECORDS OF MONTGOMERY COUNTY, TEXAS
    - M.R.M.C.T. MAP RECORDS OF MONTGOMERY COUNTY, TEXAS
    - R.P.R.M.C.T. REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING & DISTANCE
C1	16.13	60.00	015° 24' 11"	S07° 28' 59"W 16.08
C2	8.17	25.00	018° 43' 54"	S09° 08' 51"W 8.14
C3	272.96	2100.00	007° 26' 51"	S14° 47' 23"W 272.77

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