

FINAL BUFFALO RUN SECTION ONE

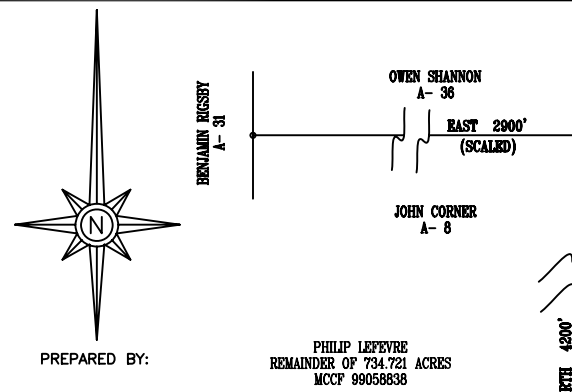
BEING A SUBDIVISION OF 19.57 ACRES OF LAND SITUATED IN THE JOHN CORNER SURVEY, A-8, MONTGOMERY COUNTY, TEXAS, AND BEING OUT OF A PORTION OF A CALLED 84.10 ACRE TRACT RECORDED UNDER CLERK'S FILE No. 2004-110206, OF THE REAL PROPERTY RECORDS, MONTGOMERY COUNTY, TEXAS, CONTAINING 10 RESERVES



Carter-Burgess

CARTER & BURGESS, INC.
55 WAUGH DRIVE, SUITE 300
HOUSTON, TX 77007-5842
(713) 869-7900 (713) 869-5502 FAX

Owner / Developer
MARA MOJA HOLDINGS, LTD.
Philip Lefevre, Authorized Agent
15001 WALDEN RD. STE 203
MONTGOMERY TX. 77135
(936) 582-1088



PREPARED BY:

PHILIP LEFEVRE
REMAINDER OF 734.721 ACRES
M.C.C.F. 99058838

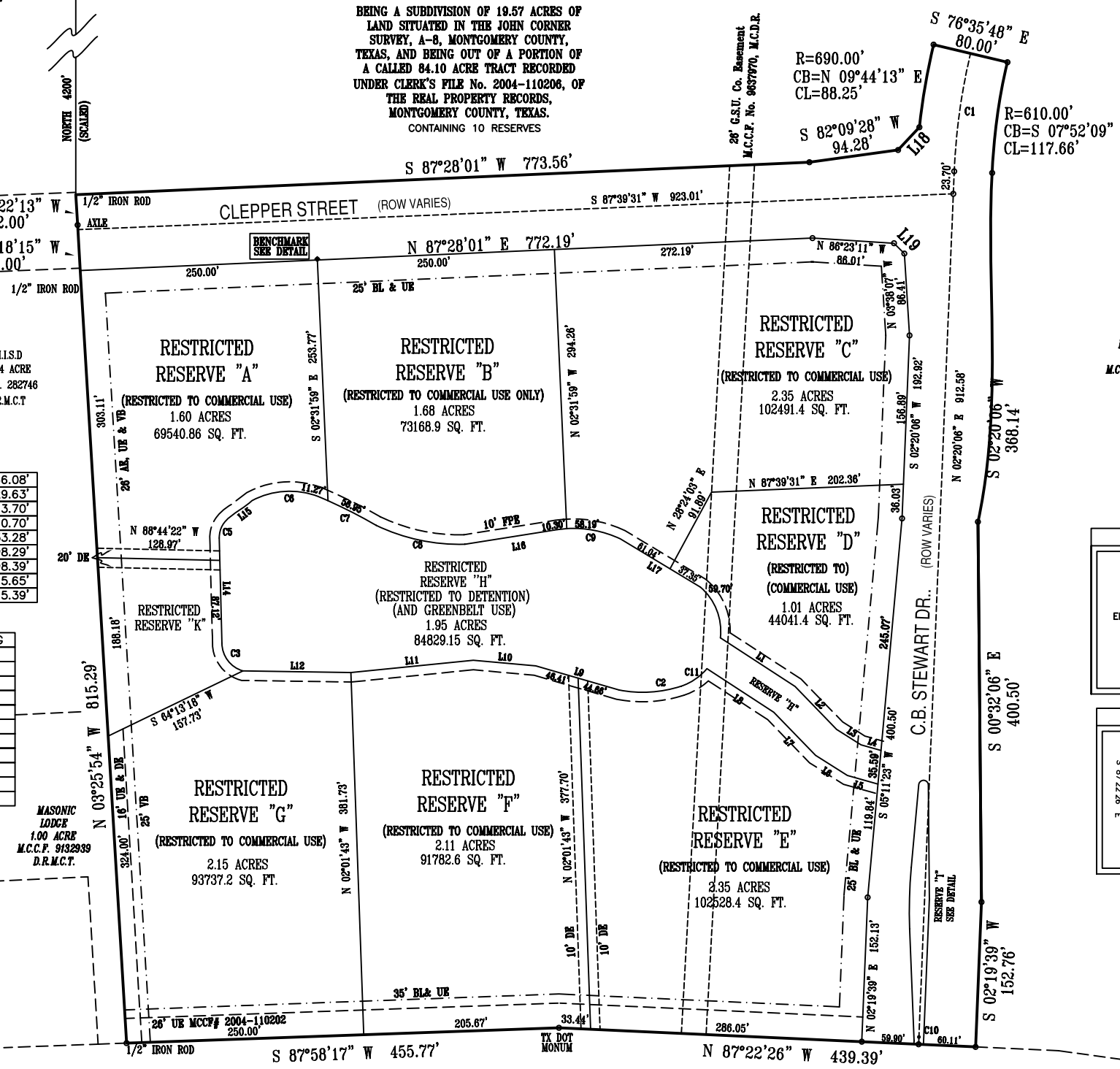
NORTH 4200' (SCALED)

LINE	BEARING	DISTANCE	L10	S 84°50'48" E	66.08'
L1	N 56°52'49" W	93.84'	L11	N 84°15'53" E	129.63'
L2	N 44°07'37" W	63.04'	L12	S 89°09'09" E	113.70'
L3	N 57°43'06" W	30.38'	L14	N 01°27'16" W	110.70'
L4	N 74°21'14" W	21.84'	L15	S 52°44'05" W	33.28'
L5	N 74°21'14" W	33.42'	L16	S 80°59'37" W	98.29'
L6	N 57°43'06" W	39.67'	L17	N 58°54'45" W	98.39'
L7	N 44°07'37" W	63.30'	L18	S 43°07'36" W	15.65'
L8	N 56°52'49" W	83.22'	L19	S 45°00'39" E	15.39'
L9	S 73°48'04" E	91.07'			

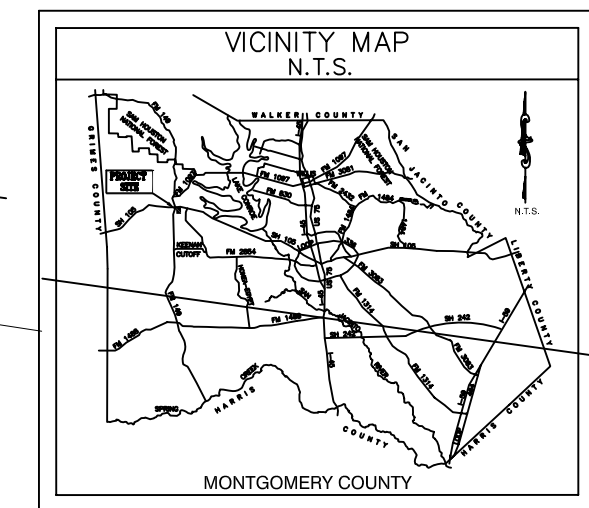
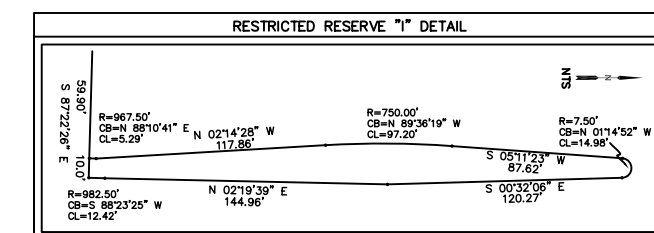
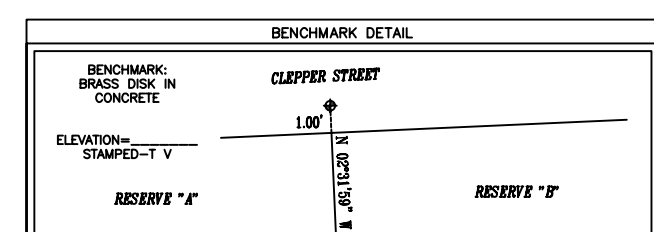
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	650.00'	125.57'	125.37'	N 07°52'09" E
C2	60.99'	59.69'	57.33'	S 21°31'51" E
C2	131.10'	66.45'	65.74'	S 86°29'18" W
C3	30.56'	39.42'	26.74'	N 37°04'47" W
C5	25.84'	21.44'	20.83'	N 22°18'39" W
C6	85.20'	72.02'	69.90'	N 86°22'38" E
C7	534.15'	68.22'	68.18'	S 63°30'59" E
C8	202.58'	96.56'	95.65'	N 77°57'53" W
C9	116.35'	68.48'	67.50'	S 81°39'28" E
C10	650.00'	7.71'	7.71'	S 02°40'29" W
C11	60.99'	33.29'	32.88'	S 55°59'20" W

NOTES:

- 1.) B.L. = BUILDING LINE.
- 2.) U.E. = UTILITY EASEMENT
- 3.) D.E. = DRAINAGE EASEMENT
- 4.) R.P.R.M.C.T.X. = REAL PROPERTY RECORDS OF MONTGOMERY COUNTY TEXAS
- 5.) THERE IS A 5' BUILDING LINE, DRAINAGE EASEMENT, AND UNDERGROUND UTILITY EASEMENT, ALONG ALL SIDE LOT LINES UNLESS NOTED OTHERWISE.
- 6.) ALL PROPERTY CORNERS ARE 5/8" I.R.S. UNLESS NOTED OTHERWISE.
- 7.) THIS PROPERTY DOES NOT LAY WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A., FLOOD INSURANCE RATE MAP #48339C0189F, DATED 12/19/96.
- 9.) THERE IS A ONE FOOT BUFFER SEPARATION ALONG AND BETWEEN THE SIDE OR END OF ALL STREETS IN THIS SUBDIVISION PLAT WHERE SUCH STREETS ADJUT ADJACENT PROPERTY AT SUCH TIME AS THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT, THE ONE FOOT RESERVES AT SUCH LOCATIONS THAT ABUT LAND IN ADJOINING TRACTS THAT HAVE BEEN DEDICATED TO THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES ON A RECORDED PLAT SHALL THERE UPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES.
- 11.) RESERVE "I" 4358.9 Sq. Ft. \ .10 ACRES; RESTRICTED TO GREENBELT & SIGNAGE USE ONLY.
- 12.) RESERVE "K" 20110.01 Sq. Ft. \ 0.46 ACRES RESTRICTED TO PARK AND RECREATION USE ONLY.
- 13.) FPE= FOOT PATH EASEMENT
- 14.) AE = ACCESS EASEMENT
- 15.) THERE IS A 5' FOOT PATH EASEMENT ADJACENT AND INTERIOR TO ALL LOT AND BOUNDARY LINES UNLESS OTHERWISE NOTED
- 16.) DISTANCES ALONG ARCS ARE ARC LENGTHS
- 17.) THERE IS A 10' REAR BUILDING LINE ALONG ALL RESERVES UNLESS OTHERWISE NOTED.
- 18.) VB = VEGETATIVE BUFFER
- 19.) SIDEWALK TO BE MAINTAINED BY PROPERTY OWNERS ASSOCIATION.
- 20.) STORM WATER AND DETENTION FACILITIES, COMMON AREAS, SIDEWALKS AND STREETLIGHTS SHALL BE MAINTAINED BY THE PROPERTY OWNERS WITHIN THE SUBDIVISION.



MARA MOJA
REMAINDER OF
84.10 ACRE
M.C.C.F. 2004-110206



STATE HIGHWAY 105
(R.O.W. VARIES)

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.