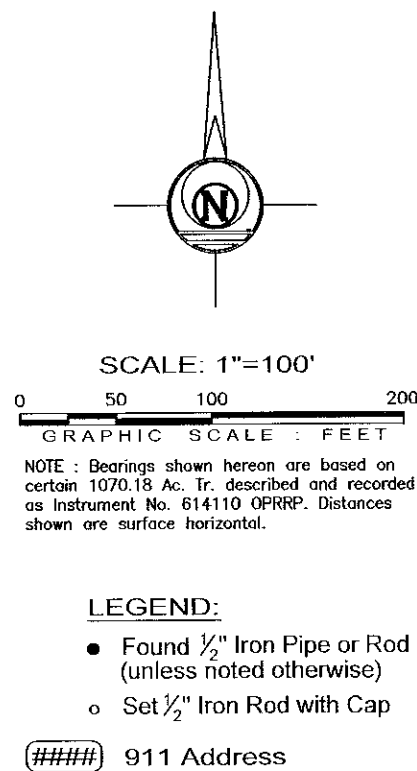


Ref.: Remainder of
537,000 Ac. Tr.
Instrument No. 201505543 OPR

UNOFFICIAL COPY



H. & T. C. R.R. CO.
BLOCK 4
SURVEY NO. 27
ABSTRACT NO. 1042

Ref.: Remainder of
38,133 Ac. Tr.
Instrument No. 202312875 OPR

COUNTY COMMISSIONER'S COURT
OF TOM GREEN COUNTY, TEXAS
Approved for recording this 10th day
of October, 2023.

By: [Signature]
County Judge

PLAT REVIEWER
Approved for recording this 11th day
of Oct., 2023.

By: [Signature]
Plat Reviewer

911 ADDRESSING COORDINATOR
Approved for recording this 10th day
of Oct., 2023.

By: [Signature]

COUNTY CLERK
Approved for recording this 23rd day
of Oct., 2023 @ 1:46 PM
County Clerk of Tom Green County, Texas.

By: [Signature]
Deputy Clerk

Tract 780-B is hereby dedicated as an
Unobstructed Drainage Easement.

This Document is recorded as Instrument
Number 202313634 at Plat Cabinet
4, Slide 95.

Field Notes are filed as Instrument No. 202313633

TOM GREEN COUNTY NOTES

No structure in this subdivision shall be occupied until
connected to a public sewer system or to an on-site
wastewater system that has been approved and permitted by
the Tom Green County Environmental Health Department.

Tom Green County Commissioner's Court makes no
representation whatsoever as to the ground water availability
for any tract in this subdivision.

A perpetual blanket drainage easement is hereby dedicated
for the purpose of allowing stormwater to be discharged onto,
over, and across the lots shown hereon. This blanket drainage
easement shall not preclude the construction of buildings or
improvements or the impounding of stormwater on said lots
provided that such does not prohibit the enjoyment of the
blanket drainage easement granted. Each lot owner(s) shall
be responsible for managing and allowing for the passage of
stormwater onto, over, and across said lot(s).

H. & T. C. R.R. CO.
BLOCK 4
SURVEY NO. 16
ABSTRACT NO. 6027

ACKNOWLEDGEMENT/DEDICATION
We, Buffalo Heights West Development, LLC, do
hereby adopt this plat as the subdivision of our
property and dedicate for the use of the public the
streets and easements shown hereon.

David Jensen, Managing Member

STATE OF TEXAS
COUNTY OF TOM GREEN
This instrument was acknowledged before
me on the 20 day of
October, 2023, by David Jensen in the capacity shown.

Notary Public, State of Texas

Ref.: Remainder of
2996,394 Ac. Tr.
Instrument No. 20180203 OPR

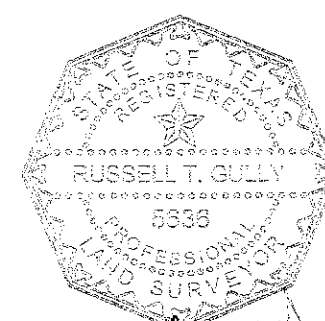
BUFFALO HEIGHTS WEST
SECTION ONE
TOM GREEN COUNTY, TEXAS

OWNER: BUFFALO HEIGHTS WEST DEVELOPMENT, LLC

DESCRIPTION: Being an area of 41.567 acres of land out of H. & T.C.
R.R. Co. Block 4, Survey No. 27, Abstract No. 1042, and being out of that
certain 98,133 acre tract recorded in Instrument No. 202312875, Official
Public Records of Tom Green County, Texas.

LAND USE:

31 Single Family Residential Lots



SURVEYOR'S CERTIFICATE
Know all men by these presents that I, Russell
T. Gully, RPLS, do hereby certify that I prepared
this plat from an actual and accurate survey
of the land and that corner monuments shown
hereon were properly placed, under my
supervision, in accordance with the Order
Establishing Regulations For The Development of
Subdivisions and Manufactured Home Rental
Communities adopted by the Commissioner's
Court of Tom Green County, Texas and with
the Rules of the Texas Board of Professional
Land Surveying.