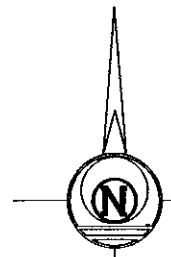


UNOFFICIAL COPY



SCALE: 1"=100'

GRAPHIC SCALE: FEET

0 50 100 200

NOTE: Bearings shown hereon are based on certain 1070.19 Ac. Tr. described and recorded as Instrument No. 614110 OPRP. Distances shown are surface horizontal.

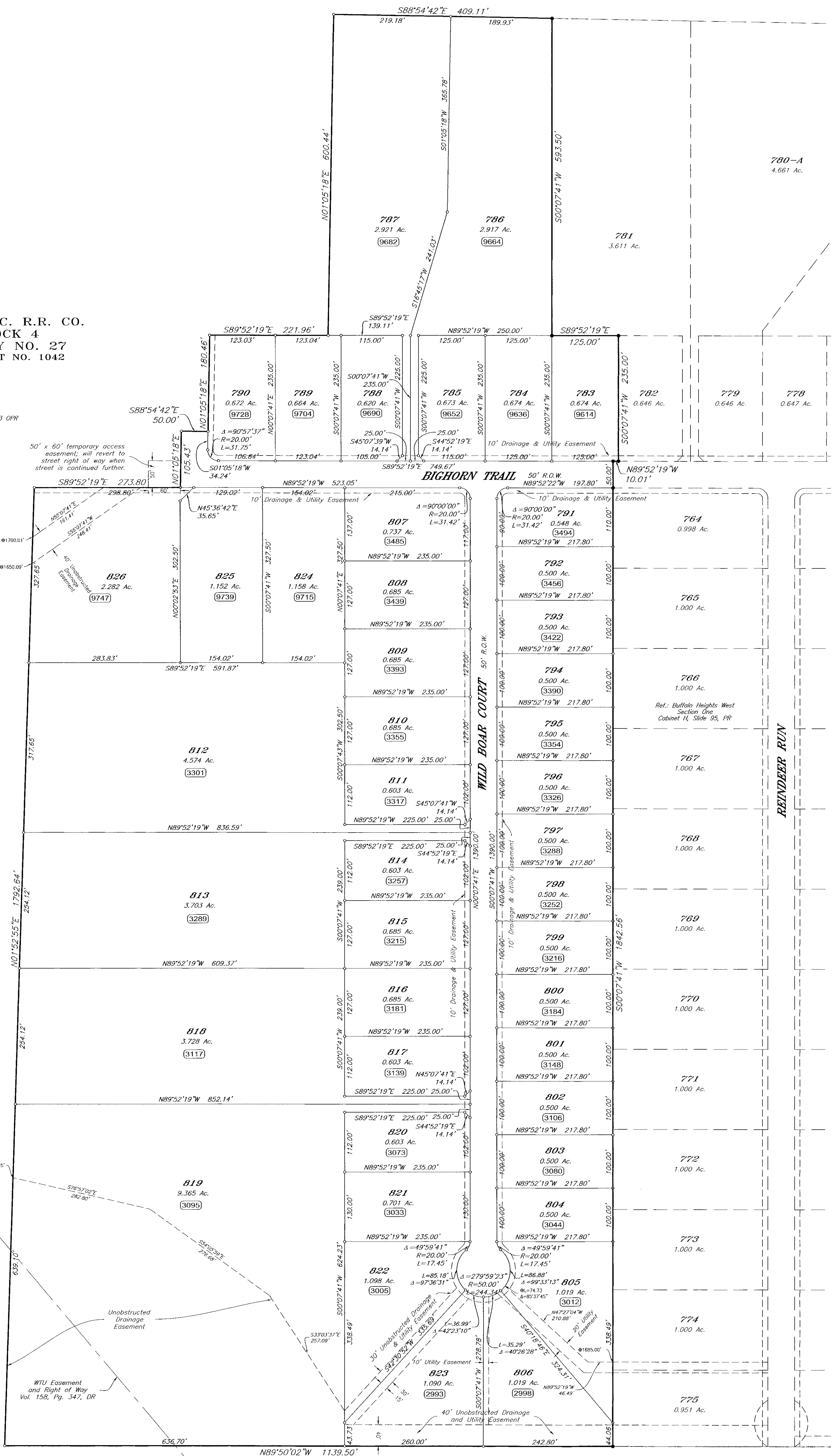
LEGEND:

- Found $\frac{1}{2}$ " Iron Pipe or Rod (unless noted otherwise)
- Set $\frac{1}{2}$ " Iron Rod with Cap
- (####) 911 Address

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

Ref.: Remainder of
537.000 Ac. Tr.
Instrument No. 20150543 OPR

50' x 60' temporary access
easement; will revert to
street right of way when
street is continued further.



COUNTY COMMISSIONER'S COURT
OF TOM GREEN COUNTY, TEXAS
Approved for recording this 16 day
of January, 2024

By: [Signature]
County Judge

PLAT REVIEWER
Approved for recording this 16 day
of Jan, 2024

By: [Signature]
Plat Reviewer

911 ADDRESSING COORDINATOR
Approved for recording this 16 day
of January, 2024

By: [Signature]

COUNTY CLERK
Approved for recording this 16 day
of January, 2024 @ 9:49
County Clerk of Tom Green County, Texas.

By: [Signature]
Deputy Clerk

SPECIAL FLOOD HAZARD NOTES:

- (1) At the time of recording of this Final Plat, Lot 819 appears to be affected by a FEMA Special Flood Hazard Area;
- (2) This appearance is based upon the Floodway Insurance Rate Map (FIRM), Panel 45451C0475E, dated June 19, 2012;
- (3) The scale of this Panel is such that the enumeration of the affected Lots may be in error;
- (4) The representation of the Special Flood Hazard Area depicted on the appurtenant FIRM panel is based upon engineering calculations and, as such, a Special Flood Hazard Area may or may not affect a Lot based upon future publication of FIRM panels; and The prospective purchaser of a Lot within this Subdivision is hereby advised by the Tom Green County Commissioners Court to review the current FIRM panel for self-determination of Special Flood Hazard Area applicability.

ACKNOWLEDGEMENT/DEDICATION

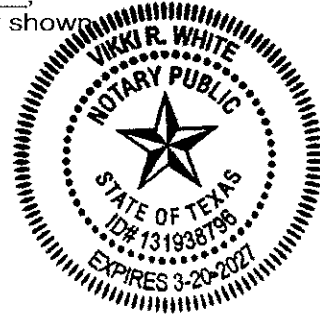
We, Buffalo Heights West Development, LLC, do hereby adopt this plat as the subdivision of our property and dedicate for the use of the public the streets and easements shown hereon.

David Jensen, Managing Member

STATE OF TEXAS
COUNTY OF TOM GREEN

This instrument was acknowledged before me on the _____ day of _____, 20____, by David Jensen in the capacity shown.

Notary Public, State of Texas



BUFFALO HEIGHTS WEST
SECTION TWO
TOM GREEN COUNTY, TEXAS

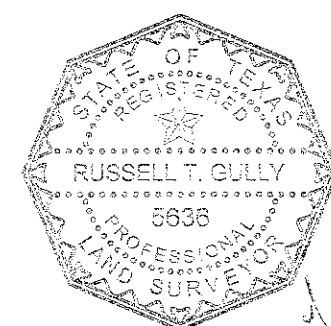
OWNER: BUFFALO HEIGHTS WEST DEVELOPMENT, LLC

DESCRIPTION: Being an area of 56.566 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:

44 Single Family Residential Lots

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



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.

This Document is recorded as Instrument
Number 202400514 at Plat Cabinet
H, Slide 01

Field Notes are filed as Instrument No. 202400512

SKG
ENGINEERING, LLC
SURVEYING • ENVIRONMENTAL • LAB/CMT
706 SOUTH ABE STREET
SAN ANGELO, TEXAS 76903
PHONE: 325.655.1288
FAX: 325.657.0189
FIRM NO. 11102400 & F-7698
www.skg.com

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).