

H.&T.C. RR. CO
BLOCK 4
SURVEY NO. 30
ABST. NO. 7098

366.0 Ac. If
Instrument No. 201707268 O.P.R.

H.&T.C. RR. CO
BLOCK 4
SURVEY NO. 29
ABST. NO. 1043

NAD27 Coordinates:
X = 1924883.72
Y = 669430.75

COUNTY COMMISSIONER'S COURT
OF TOM GREEN COUNTY, TEXAS
Approved for recording this 25th day
of March, 2025

By: *[Signature]*
County Judge

PLAT REVIEWER
Approved for recording this 25th day
of March, 2025

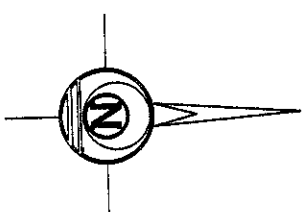
By: *[Signature]*
Plat Reviewer

911 ADDRESSING COORDINATOR
Approved for recording this 25th day
of March, 2025

By: *[Signature]*

COUNTY CLERK
Approved for recording this 25th day
of March, 2025 @ 11:17
County Clerk of Tom Green County, Texas.

By: *[Signature]*
Deputy Clerk



SCALE: 1"=100'

GRAPHIC SCALE: FEET
0 50 100 200
NOTE: Bearings shown herein are based on
certain 1070.18 Ac. 1/4 in OPR. Balances
shown are surface horizontal.

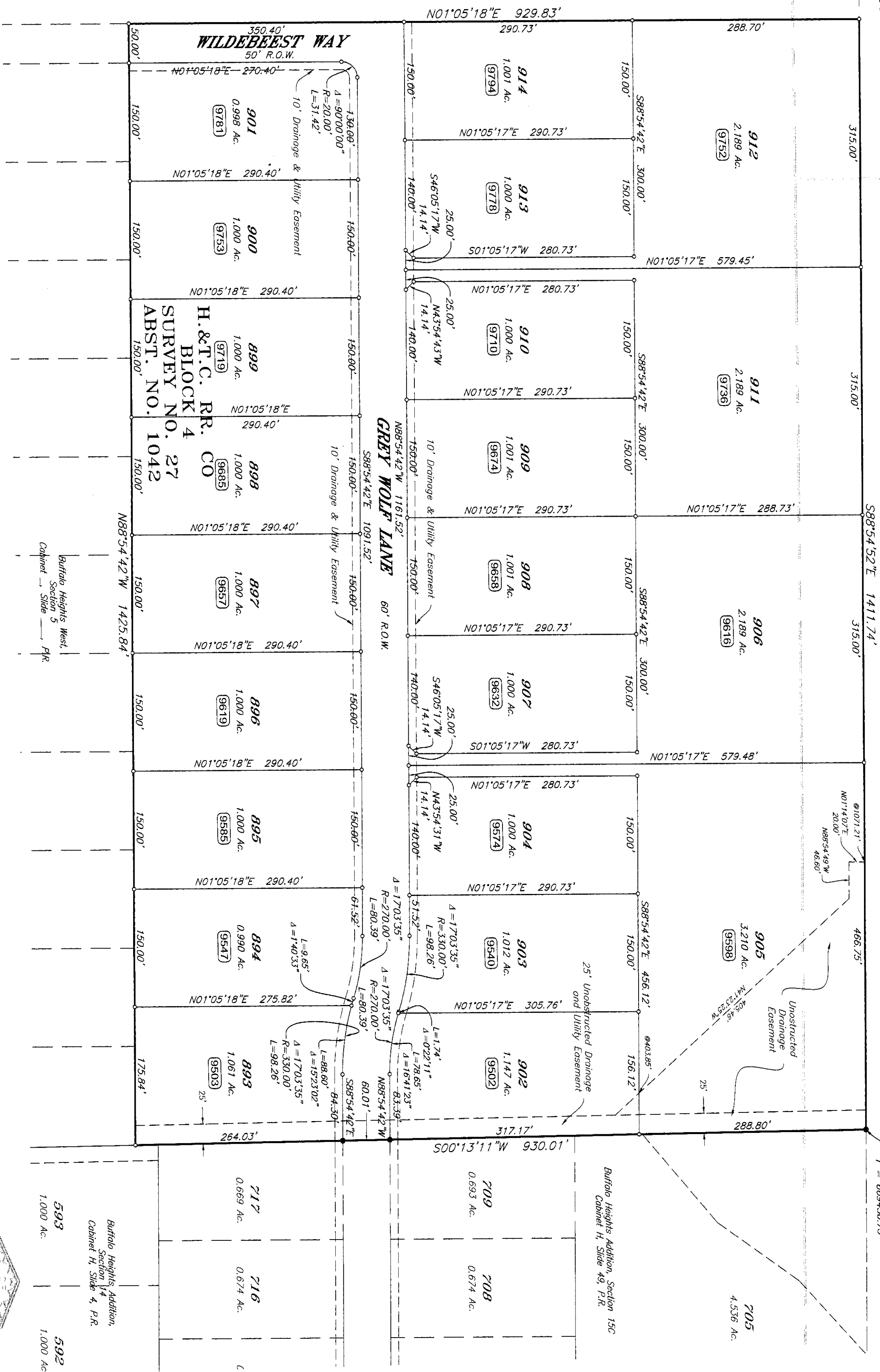
LEGEND:

- Found 1/2" Iron Pipe or Rod
(unless noted otherwise)
- Set 1/2" Iron Rod with Cap
- 911 Address

This Document is recorded as Instrument
Number 202503568 at Plat Cabinet
H, Slide 1A1

Field Notes are filed as Instrument No. 60262547

Remainder of
537.000 Ac. If
Instrument No. 201505543 OPR



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.

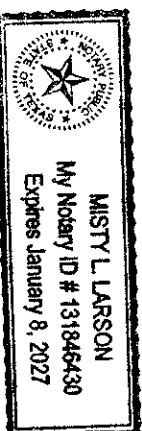
A perpetual blanket drainage easement is hereby dedicated
for the purpose of allowing stormwater to be discharged onto,
over, and across the lots shown herein. This blanket drainage
easement shall not preclude the construction of buildings or
improvements or the impounding of stormwater on said lots
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 lots(s).

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 herein.

David Jensen, Managing Member

STATE OF TEXAS
COUNTY OF TOM GREEN
This instrument was acknowledged before
me on the 14th day of March
2025 by David Jensen in the capacity shown.

Notary Public, State of Texas



BUFFALO HEIGHTS WEST
SECTION SIX
TOM GREEN COUNTY, TEXAS

OWNER: BUFFALO HEIGHTS WEST DEVELOPMENT, LLC

DESCRIPTION: Being an area of 30.287 acres of land out of H. & T.C.
R.R. Co., Block 4, Survey No. 27, Abstract No. 1042, and H. & T.C. R.R.
Co., Block 4, Survey No. 29, Abstract No. 1043, and H. & T.C. R.R. Co.,
Block 4, Survey No. 30, Abstract No. 7098 and being out of that certain
46.712 acre tract recorded in Instrument No. 202408258, Official Public
Records of Tom Green County, Texas.

LAND USE:

22 Single Family Residential Lots

SURVEYOR'S CERTIFICATE

I, Russell
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 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.

