

STATE OF TEXAS:
COUNTY OF _____

KNOW ALL MEN BY THESE PRESENTS: THAT LSLP BUFFALO CREEK, LLC, BEING THE OWNER OF THAT CERTAIN 939.94 ACRE TRACT OF LAND, RECORDED IN DOCUMENT NO. 327281 OF THE OFFICIAL PUBLIC RECORDS OF CORYELL COUNTY, TEXAS, DOES HEREBY SUBDIVIDE THAT SAME AS SHOWN HEREON AND DOES HEREBY ADOPT THIS PLAT TO BE KNOWN AS "BUFFALO CREEK RANCH" AS THE OFFICIAL PLAT OF SAME, AND DOES HEREBY DEDICATE THE STREETS AND EASEMENTS DESCRIBED HEREIN TO THE PROPERTY OWNERS.

WITNESS MY HAND THIS _____ DAY OF _____, 2021.

BY: _____
CHAD MAY, MANAGING MEMBER

STATE OF TEXAS:
COUNTY OF _____

BEFORE ME, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED, CHAD MAY, THE MANAGING MEMBER FOR LSLP BUFFALO CREEK, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS:
COUNTY OF CORYELL:

THE ATTACHED PLAT OF "BUFFALO CREEK RANCH" BEING 939.94 ACRES CONVEYED TO LSLP BUFFALO CREEK, LLC, RECORDED IN DOCUMENT NO. 327281 OF THE OFFICIAL PUBLIC RECORDS OF CORYELL COUNTY, TEXAS WAS FOUND TO COMPLY WITH THE STATUTES AND LAWS OF THE STATE OF TEXAS AND WAS APPROVED FOR FILING THEREOF IN THE OFFICIAL PUBLIC RECORDS OF CORYELL COUNTY, TEXAS.

TO CERTIFY WHICH, THE UNDERSIGNED AS COUNTY JUDGE OF CORYELL COUNTY, TEXAS, THIS _____ DAY OF _____, 2021.

ROGER MILLER, COUNTY JUDGE, CORYELL COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF CORYELL:

THE ATTACHED PLAT OF "BUFFALO CREEK RANCH" WAS FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF CORYELL COUNTY, TEXAS AND WAS APPROVED FOR FILING THEREOF IN THE OFFICIAL PUBLIC RECORDS OF CORYELL COUNTY, TEXAS.

TO CERTIFY WHICH, THE UNDERSIGNED AS COUNTY COMMISSIONER PRECINCT 1 OF CORYELL COUNTY, TEXAS, THIS _____ DAY OF _____, 2021.

KYLE MATHEWS, COMMISSIONER PRECINCT 1, CORYELL COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF BURNET:

I, DANNY J. STARK, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT OF "BUFFALO CREEK RANCH" WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION, AND THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAME AS I LOCATED ITS COMPONENT PARTS ON THE GROUND.

WITNESS MY HAND AND OFFICIAL SEAL THIS 7th DAY OF JULY, 2021.

Danny J. Stark
DANNY J. STARK, R.P.L.S. 5602



STATE OF TEXAS:
COUNTY OF BURNET:

KNOW ALL MEN BY THESE PRESENTS, THAT I, MARCUS HORNER, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE PLANS I HAVE CREATED FOR THE ABOVE-NAMED SUBDIVISION COMPLY WITH THE ENGINEERING RELATED REQUIREMENTS OF THE CORYELL COUNTY SUBDIVISION REGULATIONS.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2021.

MARCUS HORNER, P.E. 96935

STATE OF TEXAS:
COUNTY OF _____

I, _____, CORYELL COUNTY DESIGNATED REPRESENTATIVE FOR OSSF'S, HAVE REVIEWED THE SITE EVALUATION LETTER SUBMITTED WITH THIS FINAL PLAT, AND HEREBY APPROVE THE SEWAGE DISPOSAL PLAN SET OUT THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2021.

DESIGNATED REPRESENTATIVE

STATE OF TEXAS:
COUNTY OF CORYELL:

I, BARBARA SIMPSON, COUNTY CLERK OF CORYELL COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD ON THIS _____ DAY OF _____, 2021, AT _____ O'CLOCK _____ AND WAS DULY RECORDED THIS _____ DAY OF _____, 2021, AT _____ O'CLOCK _____, SLIDE _____ OF THE CORYELL COUNTY PLAT RECORDS.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2021.

BARBARA SIMPSON, COUNTY CLERK
CORYELL COUNTY, TEXAS

NOTES:

- PORTIONS OF THE SUBJECT PROPERTY ARE LOCATED WITHIN ZONE A (AREAS WITHIN THE 100 YR FLOOD- NO BASE FLOOD ELEVATIONS DETERMINED) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NOS. 48099C0075F AND 48099C0225F, EFFECTIVE 02/17/2010.
- THIS PLAT WAS PREPARED IN COMPLIANCE WITH THE CORYELL COUNTY SUBDIVISION REGULATIONS DATED JUNE 8TH, 2021.
- THERE ARE 20,193.38 LINEAR FEET AND 2.16 ACRES OF NEW ROADS WITHIN THIS SUBDIVISION.
- THERE ARE 99 NEW LOTS WITHIN THIS SUBDIVISION.
- BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS LAMBERT GRID, CENTRAL ZONE, NAD83.
- NO LOTS WITHIN THIS SUBDIVISION SHALL BE RE-SUBDIVIDED.
- DISTANCES AS SHOWN HEREON ARE GRID VALUES. FOR SURFACE CONVERSION, USE SCALE FACTOR OF 1.00093764.
- ELECTRICITY WILL BE PROVIDED BY HAMILTON ELECTRIC. SEE PUBLIC UTILITY CERTIFICATE IN APPENDIX C.
- WATER WILL BE PROVIDED BY INDIVIDUAL WELLS.
- WASTEWATER WILL BE PROVIDED BY ON SITE SEPTIC FACILITIES.
- APPROVAL OF THE SUBDIVISION PLAT FOR FILING DOES NOT INDICATE ANY AGREEMENT OR UNDERSTANDING THAT CORYELL COUNTY WILL ASSUME RESPONSIBILITY FOR MAINTENANCE OF ROADS, STREETS, ALLEYS OR OTHER AREAS DEDICATED TO PUBLIC USE ON THE PLAT.
- CORYELL COUNTY MAKES NO REPRESENTATION THAT ADEQUATE SEWERAGE FACILITIES WILL BE LEGALLY FEASIBLE WITHIN THIS SUBDIVISION.
- ALL OSSF SYSTEMS MUST COMPLY WITH REGULATIONS PUBLISHED BY TCEQ.
- SINGLE FAMILY RESIDENTIAL DEVELOPMENT

THE CORYELL COUNTY TAX OFFICE, THE TAXING AUTHORITY FOR ALL ENTITIES IN CORYELL COUNTY, TEXAS DOES HEREBY CERTIFY THEY THERE ARE CURRENTLY NO DELINQUENT TAXES DUE OR OWING ON THE PROPERTY DESCRIBED BY THIS PLAT.

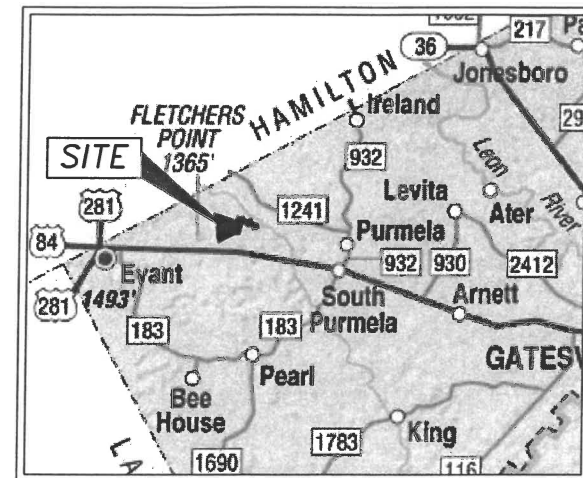
DATED THIS _____ DAY OF _____, A.D. 2021

CORYELL COUNTY TAX OFFICE

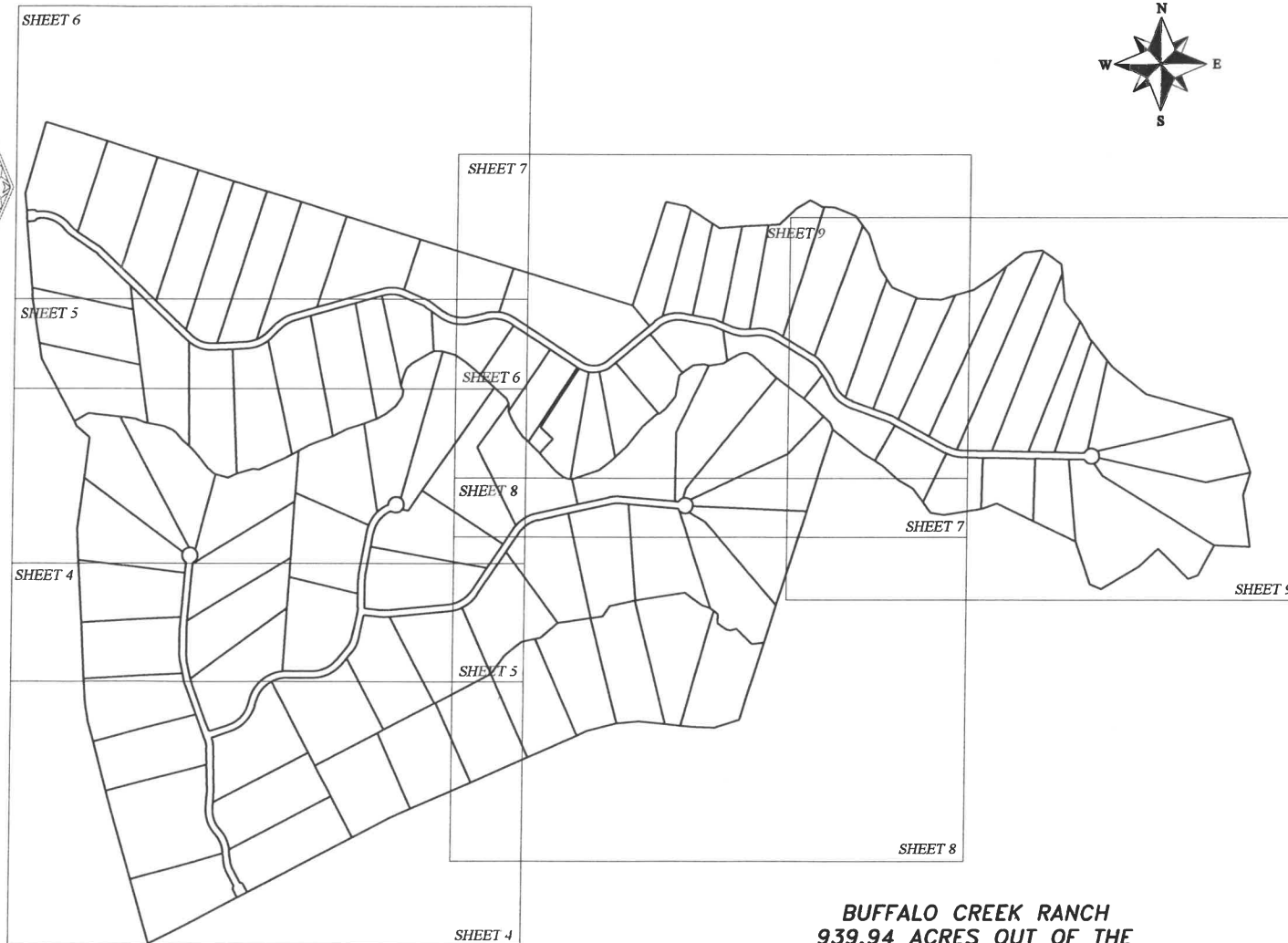
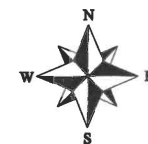
BY: _____

FILED FOR RECORD THIS _____ DAY OF _____, 2021, IN SLIDE _____, PLAT RECORDS OF CORYELL COUNTY, TEXAS.

DEDICATION INSTRUMENT # _____, DEED RECORDS OF CORYELL COUNTY, TEXAS.



LOCATION MAP
NOT TO SCALE



BUFFALO CREEK RANCH
939.94 ACRES OUT OF THE
H. HIGGINS SURVEY, ABSTRACT NO. 474
W.M. SCURLOCK SURVEY, ABSTRACT NO. 954
H.B. GILLY SURVEY, ABSTRACT NO. 392
R. MCCUTCHEON SURVEY, ABSTRACT 718
WILLIAM SCHURLOCK SURVEY - ABSTRACT NO. 1805
CORYELL COUNTY, TEXAS

DEVELOPER:
LSLP BUFFALO CREEK, LLC.
110 CO RD 250 BURNET, TX 78611

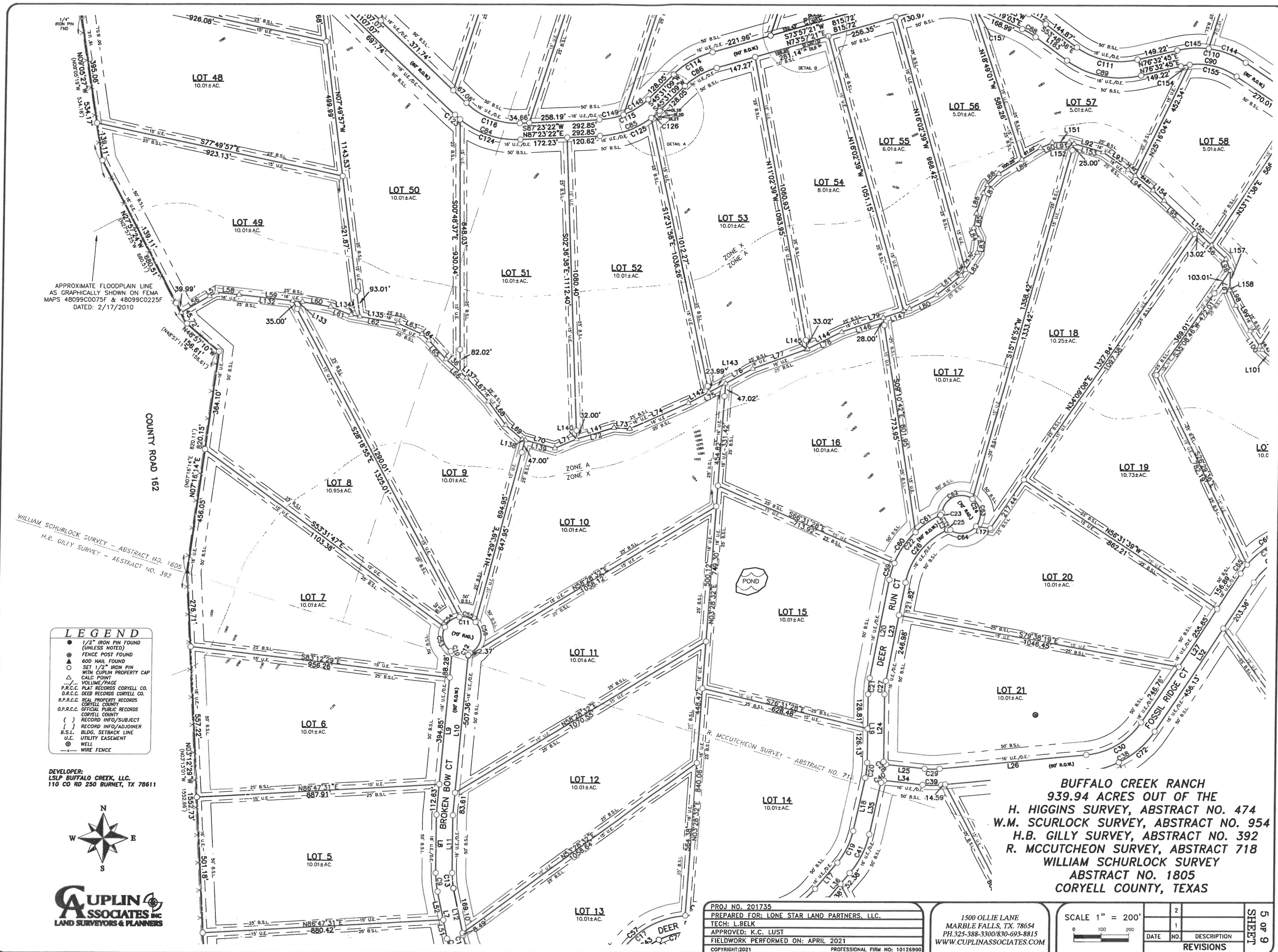
PROJ. NO. 201735
PREPARED FOR: LONE STAR LAND PARTNERS, LLC
TECH: L.BELK
APPROVED: DJS
FIELDWORK PERFORMED ON: APRIL 2021
COPYRIGHT: 2021 PROFESSIONAL FIRM NO: 10125900

1500 OLLIE LANE
MARBLE FALLS, TX 78654
PH. 325-388-3300/830-693-8815
WWW.CUPLINASSOCIATES.COM



DATE	NO.	DESCRIPTION
	2	
	1	
REVISIONS		

1 of 9
SHEET

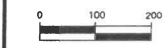


BUFFALO CREEK RANCH
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PROJ NO. 201735
PREPARED FOR: LONE STAR LAND PARTNERS, LLC.
TECH: L.BELK
APPROVED: K.C. LUST
FIELDWORK PERFORMED ON: APRIL 2021
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SCALE 1" = 200'



	2	
	1	
DATE	NO.	DESCRIPTION
REVISIONS		

5 of 9
SHEET