



NOTES

- 1) ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480363 0550 G, DATED JAN. 6, 2012, THIS PROPERTY LIES IN ZONE A AND ZONE X, A PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN A 100-YEAR FLOOD PLAIN.
- 2) BEARING BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NAD-83
- 3) ALL IRON RODS SET ARE CAPPED WITH PLASTIC CAPS STAMPED "MTG ENG".
- 4) ALL CORNERS ARE IRON ROD SET UNLESS OTHERWISE NOTED
- 5) SEPTIC SYSTEMS - INDIVIDUAL FACILITIES LICENSED BY HUNT COUNTY AND INSTALLED PRIOR TO OCCUPANCY.
- 6) DEVELOPMENT AND SEPTIC TANK PERMITS (IF NECESSARY) ARE REQUIRED PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON THE PROPERTY.
- 7) AN ADEQUATE POTABLE WATER SUPPLY (CASH SUD) WILL BE IMMEDIATELY AVAILABLE TO EACH TRACT IN SUBDIVISION.
- 8) WATER SERVICE PROVIDER: CASH SUD. ELECTRIC SERVICE PROVIDER: FARMERS ELECTRIC COMPANY.
- 9) BLOCKING THE FLOW OF WATER OR CONSTRUCTION OF IMPROVEMENTS IN DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED; AND, THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVELING ALONG OR ACROSS THE SUBDIVIDED TRACTS WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE CREEKS OR DRAINAGE CHANNELS; AND, HUNT COUNTY WILL NOT BE RESPONSIBLE FOR ANY PROPERTY DAMAGE, PROPERTY LOSS, PERSONAL INJURY, OR LOSS OF LIFE BY FLOODING OR FLOODING CONDITIONS; AND HUNT COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF DRAINAGE WAYS FOR THE CONTROL OF EROSION LOCATED ON PRIVATE PROPERTY.
- 10) APPROVED PLATS NOT RECORDED WITHIN TWO (2) YEARS OF THE APPROVAL DATE SHALL BE CONSIDERED EXPIRED BY THE COUNTY AND REQUIRE RESUBMITAL UNDER THE THEN CURRENT COUNTY STANDARDS AND REGULATIONS UNLESS THE APPLICANT DEMONSTRATES PROGRESS TOWARDS COMPLETION AS OUTLINED IN THE COUNTY REGULATIONS.
- 11) THERE SHALL BE A 20' UTILITY EASEMENT ALONG THE ROAD FRONTAGE AND A 15' DRAINAGE & UTILITY EASEMENT ALONG THE REAR OF ALL LOTS, AND A 10' DRAINAGE & UTILITY EASEMENT ALONG SIDE LINES OF ALL LOTS. SEE DETAIL.
- 12) ON-SITE SEWAGE FACILITY ZONE (OSSFZ) - ZONE IDENTIFIED FOR OSSF SYSTEM. THIS AREA IS TO MEET TCRQ OSSF TAC CHAPTER 287, TABLE 10 SEPARATION DISTANCES. SHALL NOT CONTAIN FLOODPLAIN, STRUCTURES OR ANY OTHER BARRIERS THAT WOULD HINDER OR PROHIBIT PROPER FUNCTION OF THE SYSTEM. THIS ZONE SHALL BE IDENTIFIED AT THE TIME OF THE ON-SITE SEWAGE PERMIT.
- 13) THE COUNTY WILL NOT BE RESPONSIBLE FOR THE AVAILABILITY OR DELIVERY OF ANY PRIVATE WELL WATER IN A SUBDIVISION.
- 14) ALL CULVERTS WITHIN ANY RIGHT-OF-WAY REQUIRE COUNTY PERMIT APPROVAL AND MUST MEET MINIMUM COUNTY STANDARDS.
- 15) THE COUNTY WILL NOT MAINTAIN ROADWAYS OR PUBLIC IMPROVEMENTS DEDICATED BY THIS PLAT EXCEPT BY AN EXPRESS ORDER OF THE COMMISSIONERS COURT, ENTERED OF RECORD IN THE MINUTES OF THE COMMISSIONERS COURT, SPECIFICALLY IDENTIFYING AND ROADWAY OR PUBLIC IMPROVEMENT AND SPECIFICALLY ACCEPTING IT FOR COUNTY MAINTENANCE.
- 16) EASEMENTS: ANY PUBLIC UTILITY, INCLUDING THE COUNTY, SHALL HAVE THE RIGHT TO REMOVE AND KEEP CLEAR ALL OR PART OF ANY BUILDING, FENCE, TREES OVERGROWN SHRUBS OR IMPROVEMENTS THAT ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENT OR RIGHT-OF-WAY SHOWN ON THE PLAT (OR FILED BY SEPARATE INSTRUMENT THAT IS ASSOCIATED WITH SAID PROPERTY); AND ANY PUBLIC UTILITY, INCLUDING THE COUNTY, SHALL HAVE THE RIGHT AT ALL TIMES AN INGRESS AND EGRESS TO AND FROM UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. EASEMENTS SHALL BE MAINTAINED BY PROPERTY OWNERS. THE COUNTY CAN REMOVE TREES OR ANY OTHER IMPROVEMENT(S) AND DOES NOT HAVE THE RESPONSIBILITY TO REPLACE THEM.
- 17) DATE PLAT WAS PREPARED: JULY 8, 2024.

SURVEYOR CERTIFICATE:

I, JEFFREY A. WOOD, REGISTERED PROFESSIONAL LAND SURVEYOR, STATE OF TEXAS, DO CERTIFY THAT THE PLAT HERON WAS MADE FROM MEASUREMENTS PERFORMED UPON THE GROUND, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING INDICATED BY PLAT, THE CORNER MONUMENTS SHOWN HERON WERE SET OR FOUND AS DESCRIBED, AND IS A TRUE SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

JEFFREY A. WOOD
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4220, STATE OF TEXAS
FIRM CERTIFICATE NO. 101011-00
DATE: JULY XX, 2024

STATE OF TEXAS COUNTY OF HUNT

KNOW ALL MEN BY THESE PRESENTS:
I, Bobby W. Stovall, County Judge of Hunt County, Texas, do hereby certify that this final plat, with field notes hereon, having been fully presented to the Commissioners Court of Hunt County, Texas, and by the said Court duly considered, was on this day approved and the plat is authorized to be registered and recorded in the proper records of the County Clerk of Hunt County, Texas.

APPROVED this _____ day of _____, 20____ by the Commissioners Court of Hunt County, Texas.

Commissioner

Commissioner

Health Department

Certificate of Compliance
The undersigned, the County Clerk of Hunt County, Texas, does hereby certify that on the _____ day of _____, 20____, the Hunt County Commissioners Court, by appropriate minute order, did find that this final plat is in compliance with applicable State and County subdivision regulations, and did approve the same for filing in the plat records of Hunt County, Texas.

Certified this _____ day of _____, 20____.

County Clerk
Hunt County, Texas

Certificate of Acceptance of Dedication
The undersigned, the County Clerk of Hunt County, Texas, does hereby certify that on the _____ day of _____, 20____, all the owners of real property described above did execute and deliver unto the Hunt County Commissioners Court their dedication of all streets, alleys, parks, easements, and other public areas to the public, a copy of which is affixed to the face of this plat; and the Hunt County Commissioners Court did, by appropriate minute order, accept the dedication of all streets, alleys, parks, easements, and other public areas on behalf of the public.

Certified this _____ day of _____, 20____.

County Clerk
Hunt County, Texas

OWNERS CERTIFICATION

Whereas POMA Investments, L.P. is the owner of that certain lot, tract or parcel of land situated in the Amos Smith Headright Survey, Abstract No. 945, the Wiley Lewis Headright Survey, Abstract No. 628 and the Isabell McMahon Headright Survey, Abstract No. 681, Hunt County, Texas and being more particularly described as follows:
BLOCK 1 DESCRIPTION:
All that certain lot, tract or parcel of land situated in the Amos Smith Headright Survey, Abstract No. 945, the Wiley Lewis Headright Survey, Abstract No. 628 and the Isabell McMahon Headright Survey, Abstract No. 681, Hunt County, Texas, being a part of that certain tract of land described in the deed from Elizabeth Louise Zipper to POMA Investments, L.P., as recorded in Document Number 2024-05475 of the Records of Hunt County, Texas (hereinafter called Subject Tract) and being more particularly described by metes and bounds as follows:
BEGINNING at a 1/2" iron rod with cap stamped "FITE" found for a corner lying in County Road Number 3430 and the South line of that certain tract of land described as Tract Two in the deed from Daniel Golhar to Ronnie Ray Dickens, et ux, as recorded in Volume 1765, Page 24 of the Official Public Records of Hunt County, Texas and continuing in all a distance of 872.72 feet along the said County Road Number 3430, the North line of the said Subject Tract, the South line of the said Dickens Tract One and Two and the South line of the said Hammond tract to a 1/2" iron rod with plastic cap stamped "MTG ENG" set (hereinafter called 1/2" iron rod set) for a corner at an angle point;

THENCE N. 88 deg. 48 min. 50 sec. E. at a distance of 768.04 feet passing a 1/2" iron rod found for a reference to the Southeast corner of that certain tract of land described as Tract One in the deed from Daniel Golhar to Ronnie Ray Dickens, et ux, as recorded in Volume 1765, Page 24 of the Official Public Records of Hunt County, Texas and the Southwest corner of that certain tract of land described in the deed from the Estates of Omega Head to Daniel Z. Hammond, et al, as recorded in Document Number 2020-02586 of the Records of Hunt County, Texas and continuing in all a distance of 872.72 feet along the said County Road Number 3430, the North line of the said Subject Tract, the South line of the said Dickens Tract One and Two and the South line of the said Hammond tract to a 1/2" iron rod with plastic cap stamped "MTG ENG" set (hereinafter called 1/2" iron rod set) for a corner at an angle point;

THENCE N. 87 deg. 17 min. 05 sec. E. a distance of 689.39 feet along the said County Road Number 3430, the North line of the said Subject Tract and the South line of the said Hammond tract to a cotton picker spindle found for a corner lying in the intersection of the said County Road Number 3430 and County Road Number 3401 and the West line of that certain tract of land described in the deed from John Carson, et al, to Shawn Burris, et al, as recorded in Document Number 2017-06309 of the Records of Hunt County, Texas, said corner being the Northeast corner of the said Subject Tract and the Southeast corner of the said Hammond tract;

THENCE S. 16 deg. 52 min. 53 sec. E. a distance of 70.38 feet along the said County Road Number 3401, the East line of the said Subject Tract and the West line of the said Burris tract to a cotton picker spindle found for a corner at an angle point;

THENCE S. 00 deg. 43 min. 38 sec. E. a distance of 876.01 feet along said County Road Number 3401, the East line of the said Subject Tract and the West line of the said Burris tract to a 1/2" iron rod set for a corner at an angle point;

THENCE S. 00 deg. 24 min. 49 sec. E. a distance of 1145.10 feet along the said County Road Number 3401, the East line of the said Subject Tract, the West line of the said Burris tract, the West line of that certain tract of land described in the deed from Brett Donald Schonfeld, et ux, to Corey David Schonfeld, as recorded in Document Number 2023-19832 of the Records of Hunt County, Texas and the Westline of that certain tract of land described in the correction affidavit from Corey David Schonfeld to Brett Donald Schonfeld, et al, as recorded in Document Number 2018-8748 of the Records of Hunt County, Texas to a 604 nail with weather stamped "FITE" found for a corner lying in the intersection of the said County Road Number 3401 and the North Right-of-Way line of Farm-to-Market Road No. 1571, said corner an outside ell corner of the said Subject Tract and an outside ell corner of the said Schonfeld tract;

THENCE S. 88 deg. 58 min. 59 sec. W. a distance of 31.10 feet along the North Right-of-Way line of the said Farm-to-Market Road No. 1571 and the South line of the said Subject Tract to a 1/2" iron rod found for a corner at an angle point;

THENCE S. 01 deg. 04 min. 09 sec. E. a distance of 135.23 feet along the West Right-of-Way line of said Farm-to-Market Road No. 1571 and the East line of the said Subject Tract to a Type I TxDOT ROW monument found for a corner at an angle point;

THENCE S. 36 deg. 31 min. 13 sec. W. a distance of 159.24 feet along the West Right-of-Way line of the said Farm-to-Market Road No. 1571 and the East line of the said Subject Tract to a broken Type I TxDOT ROW monument found for a corner at an angle point;

THENCE S. 66 deg. 38 min. 36 sec. W. a distance of 155.83 feet along the North Right-of-Way line of the said Farm-to-Market Road No. 1571 and the South line of the said Subject Tract to a Type I TxDOT ROW monument found for a corner at the beginning of a circular curve to the right;

THENCE in a Southwesterly direction along the arc of the said circular curve to the right a distance of 231.12 feet, with a radius of 1362.39 feet, a central angle of 09 deg. 34 min. 45 sec., a chord bearing of S. 84 deg. 20 min. 06 sec. W. and a chord distance of 230.53 feet to a Type I TxDOT ROW monument found for a corner at the end of the said circular curve to the right;

THENCE S. 83 deg. 02 min. 40 sec. W. a distance of 100.12 feet along the North Right-of-Way line of the said Farm-to-Market Road No. 1571 and the South line of the said Subject Tract to a 1/2" iron rod with cap stamped "FITE" found for a corner at an angle point;

THENCE S. 88 deg. 46 min. 20 sec. W. a distance of 326.69 feet along the North Right-of-Way line of the said Farm-to-Market Road No. 1571 and the South line of the said Subject Tract to a 1/2" iron rod set for a corner;

THENCE N. 00 deg. 47 min. 11 sec. W. a distance of 437.63 feet across the said Subject Tract to a 1/2" iron rod set for a corner at an angle point;

THENCE N. 89 deg. 12 min. 49 sec. E. a distance of 461.00 feet across the said Subject Tract to a 1/2" iron rod set for a corner at an angle point;

THENCE N. 00 deg. 47 min. 11 sec. W. a distance of 1352.98 feet across the said Subject Tract to a 1/2" iron rod set for a corner at an angle point;

THENCE N. 21 deg. 08 min. 10 sec. W. a distance of 207.68 feet across the said Subject Tract to a 1/2" iron rod set for a corner at an angle point;

THENCE S. 88 deg. 55 min. 50 sec. W. a distance of 1030.84 feet across and through the said Subject Tract to a 1/2" iron rod set for a corner lying in the West line of the said Subject Tract and the East line of the said Powers tract;

THENCE N. 01 deg. 18 min. 44 sec. W. at a distance of 405.53 feet passing a 1/2" iron rod set for a reference and continuing in all a distance of 433.82 feet along the West line of the said Subject Tract and the East line of the said Powers tract to the POINT OF BEGINNING and containing 41.23 acres of land.

BLOCK 2 DESCRIPTION:
All that certain lot, tract or parcel of land situated in the Amos Smith Headright Survey, Abstract No. 945, Hunt County, Texas, being a part of that certain tract of land described in the deed from Elizabeth Louise Zipper to POMA Investments, L.P., as recorded in Document Number 2024-05475 of the Records of Hunt County, Texas (hereinafter called Subject Tract) and being more particularly described by metes and bounds as follows:
BEGINNING at a 1/2" iron rod with plastic cap stamped "MTG ENG" set (hereinafter called 1/2" iron rod set) for a corner lying in the North Right-of-Way line of Farm-to-Market Road No. 1571, said corner being the Southwest corner of the said Subject Tract, the Southeast corner of that certain tract of land described in the deed from the Estate of Travis Leon Houck to Travis Leon Houck, Jr., as recorded in Volume 881, Page 182 of the Deed Records of Hunt County, Texas and bears N. 01 deg. 16 min. 44 sec. W. a distance of 6.53 feet to a 3/8" iron rod found for a reference;

THENCE N. 01 deg. 16 min. 44 sec. W. a distance of 442.46 feet along the West line of the said Subject Tract and the East line of the said Houck tract to a 1/2" iron rod set for a corner;

THENCE N. 89 deg. 12 min. 49 sec. E. a distance of 353.79 feet across the said Subject Tract to a 1/2" iron rod set for a corner;

THENCE S. 00 deg. 47 min. 11 sec. E. a distance of 439.75 feet across and through the said Subject Tract to a 1/2" iron rod set for a corner lying in the North Right-of-Way line of the said Farm-to-Market Road No. 1571 and the South line of the said Subject Tract to a 1/2" iron rod set for a corner;

THENCE S. 88 deg. 46 min. 20 sec. W. a distance of 350.00 feet along the North Right-of-Way line of the said Farm-to-Market Road No. 1571 and the South line of the said Subject Tract to the POINT OF BEGINNING and containing 1.78 acres of land.

THAT, POMA Investments, L.P., do hereby adopt this plat designating the hereinabove described property as BUFFALO CREEK ADDITION, an addition to Hunt County, Texas, and dedicates to the public use forever the streets or roads and easements shown hereon, (if any) for the use and accommodation of any public utility desiring to use, or using same for the purpose of constructing, maintaining, adding to or removing any or all of their respective systems located therein.

WITNESS MY HAND, this the _____ day of _____, 20____.

Name
Title

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, a Notary Public, in and for the State of Texas, on this day personally appeared _____ whose name is subscribed to the foregoing instrument, and they acknowledged same for the purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 20____.

Notary Public

FINAL PLAT BUFFALO CREEK ADDITION
AN ADDITION TO HUNT COUNTY TEXAS
AMOS SMITH HEADRIGHT SURVEY, ABST. NO. 945
WILEY LEWIS HEADRIGHT SURVEY, ABST. NO. 628
ISABELL McMAHON HEADRIGHT SURVEY, ABST. NO. 681
44.79 ACRES

OWNER: POMA INVESTMENTS L.P.
ADDRESS: 4002 FM 513
LONE OAK, TX 75463

5930 Summerhill Road 903.838.8533 telephone
Texarkana, TX 75503 903.832.4700 facsimile

Drawn By: JWB
Checked By: JWB
Project No.: 245217
Date: 07/08/2024
File No.: 246217-PLAT
Sheet No.: 1 OF 1

MTG ENGINEERS & SURVEYORS

GRAPHIC SCALE 1" = 200'