

**CONTROL**

- No. 5 - Y=647,573.09 feet, X=1,942,714.25 feet, Brass disk mid. Control Monument No. 5. Set in conc. at back of curb
- No. 6 - Y=646,695.79 feet, X=1,942,705.96 feet, Brass disk mid. Control Monument No. 6. Set in conc. at back of curb
- No. 7 - Y=646,601.68 feet, X=1,943,164.26 feet, Brass disk mid. Control Monument No. 7. Set in conc. at back of curb
- No. 8 - Y=646,691.32 feet, X=1,943,395.22 feet, Brass disk mid. Control Monument No. 8. Set in conc. at back of curb
- No. 9 - Y=646,909.14 feet, X=1,943,582.38 feet, Brass disk mid. Control Monument No. 9. Set in conc. at back of curb
- No. 10 - Y=647,396.79 feet, X=1,943,724.13 feet, Brass disk mid. Control Monument No. 10. Set in conc. at back of curb
- No. 11 - Y=647,546.84 feet, X=1,943,450.21 feet, Brass disk mid. Control Monument No. 11. Set in conc. at back of curb
- No. 12 - Y=647,671.47 feet, X=1,943,234.21 feet, Brass disk mid. Control Monument No. 12. Set in conc. at back of curb
- No. 13 - Y=647,733.97 feet, X=1,942,934.37 feet, Brass disk mid. Control Monument No. 13. Set in conc. at back of curb
- No. 14 - Y=647,287.85 feet, X=1,943,354.98 feet, Brass disk mid. Control Monument No. 14. Set in conc. at back of curb
- No. 15 - Y=647,009.88 feet, X=1,943,304.34 feet, Brass disk mid. Control Monument No. 15. Set in conc. at back of curb
- No. 16 - Y=646,905.86 feet, X=1,943,025.32 feet, Brass disk mid. Control Monument No. 16. Set in conc. at back of curb
- No. 17 - Y=647,000.85 feet, X=1,942,772.61 feet, Brass disk mid. Control Monument No. 17. Set in conc. at back of curb
- No. 18 - Y=647,330.15 feet, X=1,942,758.34 feet, Brass disk mid. Control Monument No. 18. Set in conc. at back of curb
- No. 19 - Y=647,363.66 feet, X=1,943,065.29 feet, Brass disk mid. Control Monument No. 19. Set in conc. at back of curb

SCALE: 1 IN. = 100 FEET.

NOTE: All Courses, Distances, and Coordinates shown herein refer to THE TEXAS COORDINATE SYSTEM - CENTRAL ZONE.

To obtain horizontal distance at mean elevation for this area multiply map grid distance by 1.0004669

**LEGEND**

- = 5/8" Iron rod
- = Block Corner, P.C., OR P.T. (5/8" Iron rod except as noted)
- ☆ = Control Monument (Brass disk in concrete)
- Δ = Central Angle of Curve
- R = Radius of Curve
- L = Length of Curve
- LC = Long Chord bearing and distance

**NOTES**

1. There is a 10.00 foot wide drainage and underground utility easement and restricted building area adjoining both sides of the streets shown herein.
2. Control Monuments shown and described herein reference the correct position for the Lot and Block corners and curve points in this section of this addition. These control monuments should be used when it is necessary to reset any Lot or Block corner or curve point in this section of this Addition.
3. Dedication and Deed Restrictions are recorded in Vol. \_\_\_\_\_ at page \_\_\_\_\_ of the Deed Records of Tom Green County, Texas.

**DESCRIPTION**

Being a subdivision of 32.659 acres of land comprised of 32.570 acres out of T. J. Moore Survey 11 Abstract 5908, and 0.089 acres out of B. S. & F. Survey 5 Abstract 101, all in Tom Green County, Texas. (See accompanying metes and bounds description for details).

**DEDICATION**

STATE OF TEXAS  
COUNTY OF TOM GREEN:

Therefore know all men by these presents: That, James R. Duncan, Trustee, being the owner of the herein described land, does hereby adopt this plat as correctly representing his subdivision to be known as "THE BLUFFS ADDITION, SECTION TWO" to the City of San Angelo, Texas, and dedicate to public use the streets and easements shown hereon.

Witness under my hand this \_\_\_\_\_ day of \_\_\_\_\_, 1985.

James R. Duncan, Trustee

STATE OF TEXAS  
COUNTY OF TOM GREEN:

Before me, the undersigned authority a Notary Public in and for said County and State, this date personally appeared James R. Duncan, Trustee, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

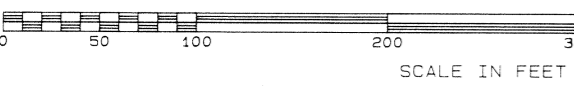
Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 1985.

Notary Public in and for Tom Green County, Texas

**COUNTY CLERK**

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 1985  
County Clerk, Tom Green County, Texas.

By \_\_\_\_\_ Deputy



**SURVEYORS CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS: That I, Wm. C. Wilson, Jr., a Registered Public Surveyor of San Angelo, Texas, do hereby certify that I prepared this plat from an actual survey on the ground made of this land prior to this 22nd day of August, 1983, and that corners and monuments are shown just as they are on the ground, and that this addition lies entirely outside the City Limits of San Angelo, Texas.

Wm. C. Wilson, Jr.  
Registered Public Surveyor No. 963

**PLANNING COMMISSION**

Approved for recording this day of \_\_\_\_\_, 1985  
City Planning Commission of San Angelo, Texas.

By \_\_\_\_\_ Chairman  
\_\_\_\_\_ Secretary

**WATER SUPERINTENDENT/  
CITY ENGINEER**

Approved for recording this day of \_\_\_\_\_, 1985.

By \_\_\_\_\_ City Engineer  
\_\_\_\_\_ Water Superintendent

**CITY COUNCIL**

Approved for recording this day of \_\_\_\_\_, 1985.  
City Council of San Angelo, Texas

By \_\_\_\_\_ Mayor  
\_\_\_\_\_ City Secretary

**COMMISSIONERS COURT**

Approved for recording this day of \_\_\_\_\_, 1985,  
Commissioners Court of Tom Green County, Texas.

By \_\_\_\_\_ County Judge  
\_\_\_\_\_ County Clerk

**THE BLUFFS  
ADDITION  
SECTION TWO  
SAN ANGELO, TEXAS**

OWNER & DEVELOPER  
**JAMES R. DUNCAN, TRUSTEE**

WM. C. WILSON, JR.  
LICENSED STATE LAND SURVEYOR  
& REGISTERED PUBLIC SURVEYOR

OFFICE OF  
WILSON, WILLIAMS LANGOHR  
& ASSOCIATES  
1814 W. BLAUGRAND AVE  
P.O. BOX 3324 - TEL. 453-1414  
SAN ANGELO, TEXAS 76901

