SCALE: 1 IN. = 100 FEET

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

To obtain horizontal distance at mean elevation for this area multiply map grid distance by 1.00014669

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 feet wide drainage and underground utility easement and restricted building area adjoining both sides of the streets shown hereon.

2. Control Monuments shown and described hereon 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 22.943 acres of land comprised of 22.864 acres out of T.J. Moore Survey 11 Abstract 5908, and 0.079 acres out of B.S. & F. Survey 5 Abstract 101, all in Tom Green County, Texas. (See accompanying metes and bounds description for details).

Stephen H. Wilkinson & Associates
PLANNING CONSULTANTS
2514 W. Twohig
San Angelo, TX 76901
915 944-3735

DEDICATION

STATE OF TEXAS
COUNTY OF TOM GREEN :

Therefore know all men by these presents: That, James A. 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 THREE 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 , 1983.

James A. 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 A. 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 , 1983

Notary Public in and for Tom Green County, Texas

CONTROL

- ✪ No. 25 = Y=646,456.50 feet X=1,943,867.84 feet. Brass disk mkd. "Control Monument No. 25" set in conc. at back of curb.
- ✪ No. 26 = Y=646,934.71 feet X=1,943,966.13 feet. Brass disk mkd. "Control Monument No. 26" set in conc. at back of curb.
- ✪ No. 27 = Y=647,186.81 feet X=1,944,044.13 feet. Brass disk mkd. "Control Monument No. 27" set in conc. at back of curb.

0 50 100 200 300 400 500
SCALE IN FEET

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. 983

PLANNING COMMISSION

Approved for recording this day of , 1983
City Planning Commission of San Angelo, Texas.

By
Chairman

Secretary

WATER SUPERINTENDENT/ CITY ENGINEER

Approved for recording this day of , 1983.

By
City Engineer

Water Superintendent

CITY COUNCIL

Approved for recording this day of , 1983
City Council of San Angelo, Texas

By
Mayor

City Secretary

COMMISSIONERS COURT

Approved for recording this day of , 1983
Commissioners Court of Tom Green County, Texas

By
County Judge

County Clerk

COUNTY CLERK

Filed for record this day of , 1983.
County Clerk, Tom Green County Texas.

BY
Deputy

THE BLUFFS ADDITION
SECTION THREE
SAN ANGELO, TEXAS

OWNER & DEVELOPER
JAMES R. DUNCAN, TRUSTEE

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

WILSON, WILLIAMS LANDORE AND ASSOCIATES