

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 1.00014659

- 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 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. There shall be no access from F.M. Highway 2288 to any lot adjoining said Highway.
  4. Dedication and Deed Restrictions are recorded in Vol. \_\_\_\_\_ at page \_\_\_\_\_ of the Deed Records of Tom Green County, Texas.

**DESCRIPTION**  
 Being a subdivision of 27.771 acres of land comprised of 3.078 acres out of T. J. Moore Survey 11 Abstract 5908, and 24.693 acres out of Deaf & Dumb Asylum Survey 1, Abstract 8278, all in Tom Green County, Texas. (See accompanying metes & bounds description for details)

- CONTROL**
- ⊛ No. 20 = Y=646,5132 feet, X=1,942,166.83 feet  
 Brass disk mtd. "Control Monument No. 20"  
 Set in conc. at back of curb.
  - ⊛ No. 21 = Y=646,36496 feet, X=1,942,414.93 feet  
 Brass disk mtd. "Control Monument No. 21"  
 Set in conc. at back of curb.
  - ⊛ No. 22 = Y=646,371.91 feet, X=1,942,670.96 feet  
 Brass disk mtd. "Control Monument No. 22"  
 Set in conc. at back of curb.
  - ⊛ No. 23 = Y=646,199.84 feet, X=1,943,074.17 feet  
 Brass disk mtd. "Control Monument No. 23"  
 Set in conc. at back of curb.
  - ⊛ No. 30 = Y=645,814.41 feet, X=1,942,978.47 feet  
 Brass disk mtd. "Control Monument No. 30"  
 Set in conc. at back of curb.
  - ⊛ No. 31 = Y=645,800.74 feet, X=1,943,353.42 feet  
 Brass disk mtd. "Control Monument No. 31"  
 Set in conc. at back of curb.

**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 FOUR 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

- CONTROL CONTINUED**
- ⊛ No. 32 = Y=645,931.37 feet, X=1,942,203.69 feet  
 Brass disk mtd. "Control Monument No. 32"  
 Set in conc. at back of curb.
  - ⊛ No. 33 = Y=645,949.18 feet, X=1,942,217.52 feet  
 Brass disk mtd. "Control Monument No. 33"  
 Set in conc. at back of curb.
  - ⊛ No. 34 = Y=645,520.41 feet, X=1,942,681.04 feet  
 Brass disk mtd. "Control Monument No. 34"  
 Set in conc. at back of curb.
  - ⊛ No. 35 = Y=645,361.45 feet, X=1,943,136.03 feet  
 Brass disk mtd. "Control Monument No. 35"  
 Set in conc. at back of curb.

STATE OF TEXAS  
 COUNTY OF TOM GREEN:

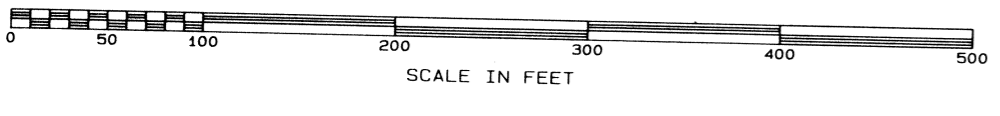
Before me, the undersigned authority a Notary Public in and for said County and State, this date personally appeared James R. Duncan, Trustee, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration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

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

**WATER SUPERINTENDENT/CITY ENGINEER**  
 Approved for recording this day of \_\_\_\_\_, 1985.

By \_\_\_\_\_  
 City Engineer

By \_\_\_\_\_  
 Water Superintendent

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

By \_\_\_\_\_  
 Mayor

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

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

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

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

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

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

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

Office of  
**WILSON, WILLIAMS LANGOOR AND ASSOCIATES**  
 1114 W. BROADWAY AVE.  
 P. O. BOX 2388 - THE BLUFFS  
 SAN ANGELO, TEXAS 76901