



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 (except as otherwise indicated)
- ⊙ = Block Corner, P.C., OR P.T. (5/8" Iron rod except as noted)
- ⊛ = Control Monument (Brass disk in concrete)
- ⊙ = 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. Dedication and Deed Restrictions are recorded in Vol. _____ at page _____ of the Deed Records of Tom Green County, Texas.
4. All drainage easements shall remain unobstructed.

DESCRIPTION

Being a subdivision of 21.028 acres of land comprised of 3.048 acres out of T. J. Moore Survey 11 Abstract 5908, and 17.980 acres out of Deaf and Dumb Asylum Survey 1, Abstract 8278, all in Tom Green County, Texas. (See accompanying metes and bounds description for details)

CONTROL

- ⊙ No. 25 = Y=646,456.50 feet, X=1,943,867.84 feet
Brass disk mid. Control Monument No. 25
Set in conc. at back of curb.
- ⊙ No. 28 = Y=646,039.23 feet, X=1,943,844.90 feet
Brass disk mid. Control Monument No. 28
Set in conc. at back of curb.
- ⊙ No. 29 = Y=645,854.96 feet, X=1,943,476.17 feet
Brass disk mid. Control Monument No. 29
Set in conc. at back of curb.
- ⊙ No. 36 = Y=645,491.11 feet, X=1,943,511.08 feet
Brass disk mid. Control Monument No. 36
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 SIX 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.

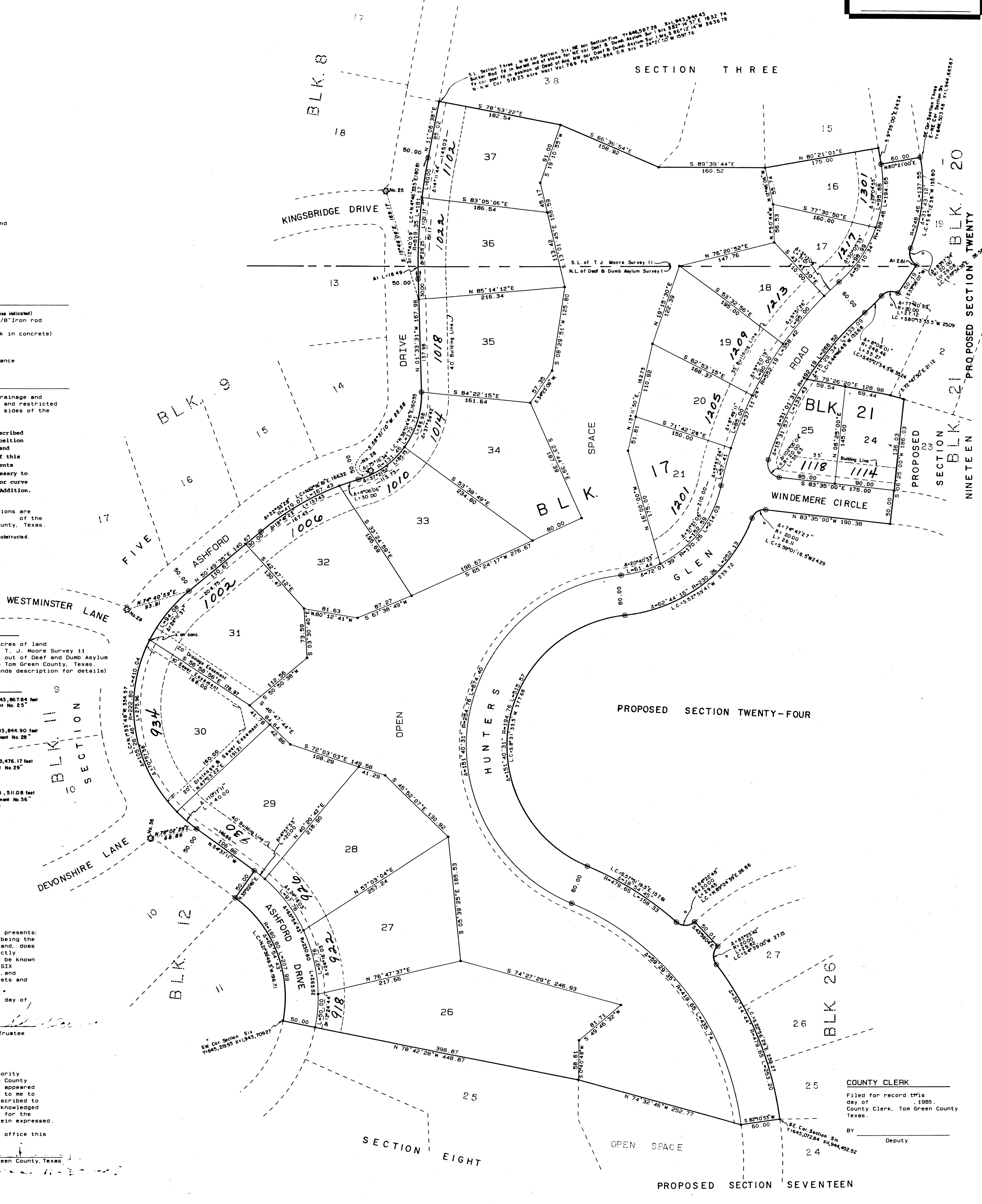
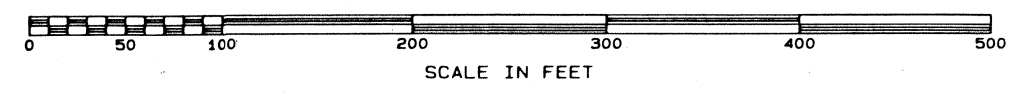
James R. Duncan
 James R. Duncan, Trustee

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.



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.
 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 *[Signature]*
 Chairman

By *[Signature]*
 Secretary

WATER SUPERINTENDENT/CITY ENGINEER

Approved for recording this _____ day of _____, 1985.

By *[Signature]*
 City Engineer

By *[Signature]*
 Water Superintendent

CITY COUNCIL

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

By *[Signature]*
 Mayor

By *[Signature]*
 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 SIX SAN ANGELO, TEXAS

OWNER & DEVELOPER
JAMES R. DUNCAN, TRUSTEE

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

BY *[Signature]*
 COUNTY CLERK

FILED FOR RECORD THIS _____ DAY OF _____, 1985.
 COUNTY CLERK, TOM GREEN COUNTY TEXAS.

BY _____
 DEPUTY

WILSON, WILLIAMS, LANGOHR AND ASSOCIATES
 1014 W. BRADSHAW ST.
 P. O. BOX 2328 - PH. 915-944-1111
 SAN ANGELO, TEXAS 76901