

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)
Central Angle of Curve
Radius of Curve
Length of Curve
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.
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. 1 at page of the Deed Records of Tom Green County, Texas.

DESCRIPTION

Being a subdivision of 19.350 acres of land out of Deaf and Dumb Asylum Survey 1, Abstract 8278 all in Tom Green County, Texas. (See accompanying metes and bounds description for details).

F. M. HIGHWAY 2288



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 SEVEN to the City of San Angelo, Texas, and dedicate to public use the streets and easements shown hereon.

Witness under my hand this 25 day of June 1985
James R. Duncan, Trustee

CONTROL

- No. 37 = Y = 645,165.84 feet, X = 1,942,234.95 feet, Brass disk mkd. "Control Monument No. 37" Set in conc. at back of curb
No. 38 = Y = 644,791.64 feet, X = 1,942,251.64 feet, Brass disk mkd. "Control Monument No. 38" Set in conc. at back of curb
No. 39 = Y = 645,148.12 feet, X = 1,942,616.72 feet, Brass disk mkd. "Control Monument No. 39" Set in conc. at back of curb
No. 40 = Y = 645,038.48 feet, X = 1,942,984.78 feet, Brass disk mkd. "Control Monument No. 40" Set in conc. at back of curb
No. 41 = Y = 644,745.76 feet, X = 1,942,619.20 feet, Brass disk mkd. "Control Monument No. 41" Set in conc. at back of curb
No. 42 = Y = 644,638.70 feet, X = 1,942,978.33 feet, Brass disk mkd. "Control Monument No. 42" Set in conc. at back of curb

STATE OF TEXAS
COUNTY OF TOM GREEN

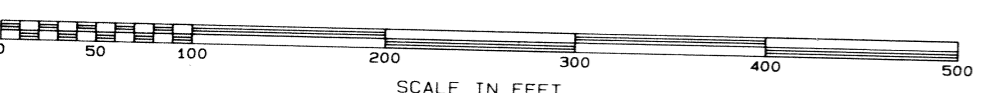
Before me, the undersigned authority a Notary Public in and for said County and State, this date personally appeared James R. Duncan, Trustee, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration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

Given under my hand and seal of office this 25 day of June 1985
Pamala Collins, Notary Public
My Commission Expires 9-88

COUNTY CLERK

Filed for record this day of June 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.

PLANNING COMMISSION

Approved for recording this day of Nov. 14, 1983
City Planning Commission of San Angelo, Texas

WATER SUPERINTENDENT/CITY ENGINEER

Approved for recording this day of Nov. 22, 1983
City Engineer

CITY COUNCIL

Approved for recording this day of Nov. 22, 1983
City Council of San Angelo, Texas

COMMISSIONERS COURT

Approved for recording this day of Nov. 22, 1983
Commissioners Court of Tom Green County, Texas

THE BLUFFS ADDITION SECTION SEVEN SAN ANGELO, TEXAS

OWNER & DEVELOPER
JAMES R. DUNCAN, TRUSTEE

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

WILSON, WILLIAMS LANGRISH AND ASSOCIATES
1214 W. BEAUREGARD AVE.
SAN ANGELO, TEXAS 76901