



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 1.0014669.

LEGEND

- = 5/8" Iron rod
- = Block Corner, P.C., O.R. 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. 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.
5. All drainage easements shall remain unobstructed.

DESCRIPTION

Being a subdivision of 13.908 acres of land out of Deaf and Dumb Asylum Survey 1, Abstract 8278 situated in Tom Green County, Texas, said 13.908 acres being out of that certain 518.23 acre tract described in deed recorded in Vol. 769 at page 859-864 of the Deed Records of Tom Green County, Texas.

CONTROL

- ⊙ No 84 = Y=643,222.34 feet, X=1,942,596.58 feet, Brass disk mid "Control Monument No 84" Set in conc. at back of curb
- ⊙ No 85 = Y=643,081.26 feet, X=1,942,848.13 feet, Brass disk mid "Control Monument No 85" Set in conc. at back of curb
- ⊙ No 86 = Y=642,838.72 feet, X=1,943,109.37 feet, Brass disk mid "Control Monument No 86" Set in conc. at back of curb
- ⊙ No 87 = Y=643,212.63 feet, X=1,943,333.03 feet, Brass disk mid "Control Monument No 87" Set in conc. at back of curb

DEDICATION

STATE OF TEXAS
 COUNTY OF TOM GREEN

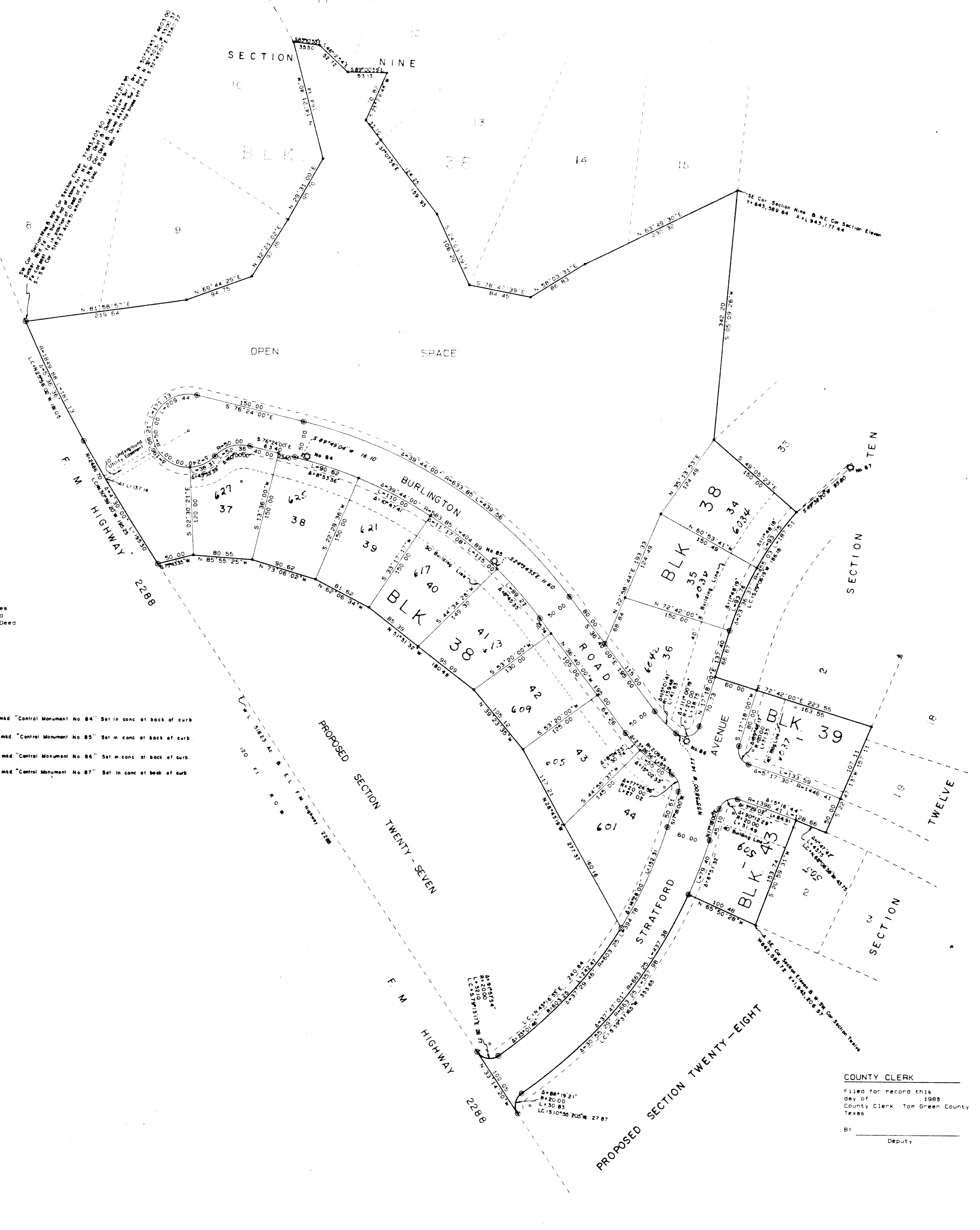
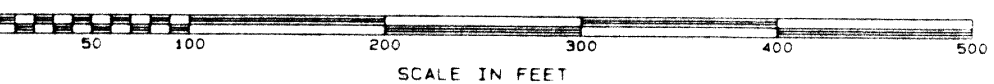
Therefore know all men by these presents that James R. Duncan, Trustee, being the owner of the herein described land, does hereby adopt this plat as correctly representing his subdivision to be known as THE BLUFFS ADDITION, SECTION ELEVEN to the City of San Angelo, Texas, and dedicate to public use the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

Witness under my hand this 17th day of February, 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 17th day of February, 1985.
William C. Wilson, Jr.
 Notary Public in and for Tom Green County, Texas



COUNTY CLERK
 Filed for record this day of February, 1985
 County Clerk, Tom Green County, Texas
 BY _____ Deputy

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

OWNER & DEVELOPER
JAMES R. DUNCAN, TRUSTEE

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

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.
William C. Wilson, Jr.
 WM. C. WILSON, JR.
 Registered Public Surveyor No. 863

PLANNING COMMISSION
 Approved for recording this day of Feb., 1985.
 City Planning Commission of San Angelo, Texas
Chairman
Secretary

WATER SUPERINTENDENT/CITY ENGINEER
 Approved for recording this day of Feb., 1985.
 City Engineer
 Water Superintendent

CITY COUNCIL
 Approved for recording this day of Feb., 1985.
 City Council of San Angelo, Texas
 Mayor
 City Secretary

COMMISSIONERS COURT
 Approved for recording this day of Feb., 1985.
 Commissioners Court of Tom Green County, Texas
 County Judge
 County Clerk