



SCALE: 1 IN. = 50 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)
  - A 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 17.225 acres of land out of Deaf and Dumb Asylum Survey 1, Abstract 6278 situated in Tom Green County, Texas; said 17.225 acres being out of that certain 518.23 acre tract described in deed recorded in Vol. 769 at page 858-864 of the Deed Records of Tom Green County, Texas. (See accompanying metes and bounds description for details)

**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 FOURTEEN 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

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

- CONTROL**
- ⊛ No 53 - Y: 642,846.04 feet, X: 1,945,320.19 feet  
 Brass disk mxd "Control Monument No 53" Set in conc. at back of curb
  - ⊛ No 54 - Y: 642,805.52 feet, X: 1,944,909.37 feet  
 Brass disk mxd "Control Monument No 54" Set in conc. at back of curb
  - ⊛ No 55 - Y: 642,482.74 feet, X: 1,945,290.69 feet  
 Brass disk mxd "Control Monument No 55" Set in conc. at back of curb
  - ⊛ No 56 - Y: 642,286.10 feet, X: 1,944,967.49 feet  
 Brass disk mxd "Control Monument No 56" Set in conc. at back of curb
  - ⊛ No 57 - Y: 642,099.71 feet, X: 1,944,608.32 feet  
 Brass disk mxd "Control Monument No 57" Set in conc. at back of curb
  - ⊛ No 58 - Y: 642,397.04 feet, X: 1,944,486.22 feet  
 Brass disk mxd "Control Monument No 58" Set in conc. at back of curb
  - ⊛ No L - Y: 642,579.21 feet, X: 1,944,568.96 feet  
 Brass disk mxd "TRAV. L" Set in conc.



**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, 1985, 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 FOURTEEN  
 SAN ANGELO, TEXAS

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

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

**COUNTY CLERK**

Filed for record this day of \_\_\_\_\_ 1985  
 County Clerk, Tom Green County, Texas

By \_\_\_\_\_  
 Deputy

