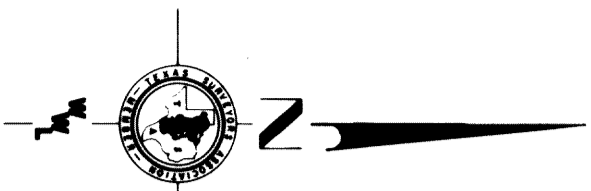


CONTROL

- No. 53 - 114643, 848.04' (NW) - X11,945, 320.19' (NW) - 8188.614' (NE) - Control Monument No. 53 - Set in conc. at back of curb
- No. 67 - 114643, 581.98' (NW) - X11,945, 140.98' (NW) - 8188.614' (NE) - Control Monument No. 67 - Set in conc. at back of curb
- No. 68 - 114643, 131.58' (NW) - X11,945, 172.27' (NW) - 8188.614' (NE) - Control Monument No. 68 - Set in conc. at back of curb
- No. 69 - 114643, 308.46' (NW) - X11,945, 481.43' (NW) - 8188.614' (NE) - Control Monument No. 69 - Set in conc. at back of curb
- No. 70 - 114643, 331.04' (NW) - X11,945, 550.45' (NW) - 8188.614' (NE) - Control Monument No. 70 - Set in conc. at back of curb
- No. 88 - 114643, 728.17' (NW) - X11,945, 581.84' (NW) - 8188.614' (NE) - Control Monument No. 88 - Set in conc. at back of curb



SCALE: 1 IN. = 100 FEET.

NOTE: All Courses, Distances, and Coordinates shown herein refer to the TEXAS COORDINATE SYSTEM - DENVER, ZONE.

To obtain horizontal distance at mean elevation for this area multiply by 1.0004689

LEGEND

- - 1/2" Iron rod
- - 1/4" Iron rod
- - Control Monument (Brass disk in concrete) except as noted
- - Control Monument (Brass disk in concrete) for this section of this addition. These control monuments should be used when it is necessary to locate any lot or block corner or curve point in this section of this addition.
- - Length of Curve
- - Length of Chord
- - Length of Chord bearing and distance

NOTES

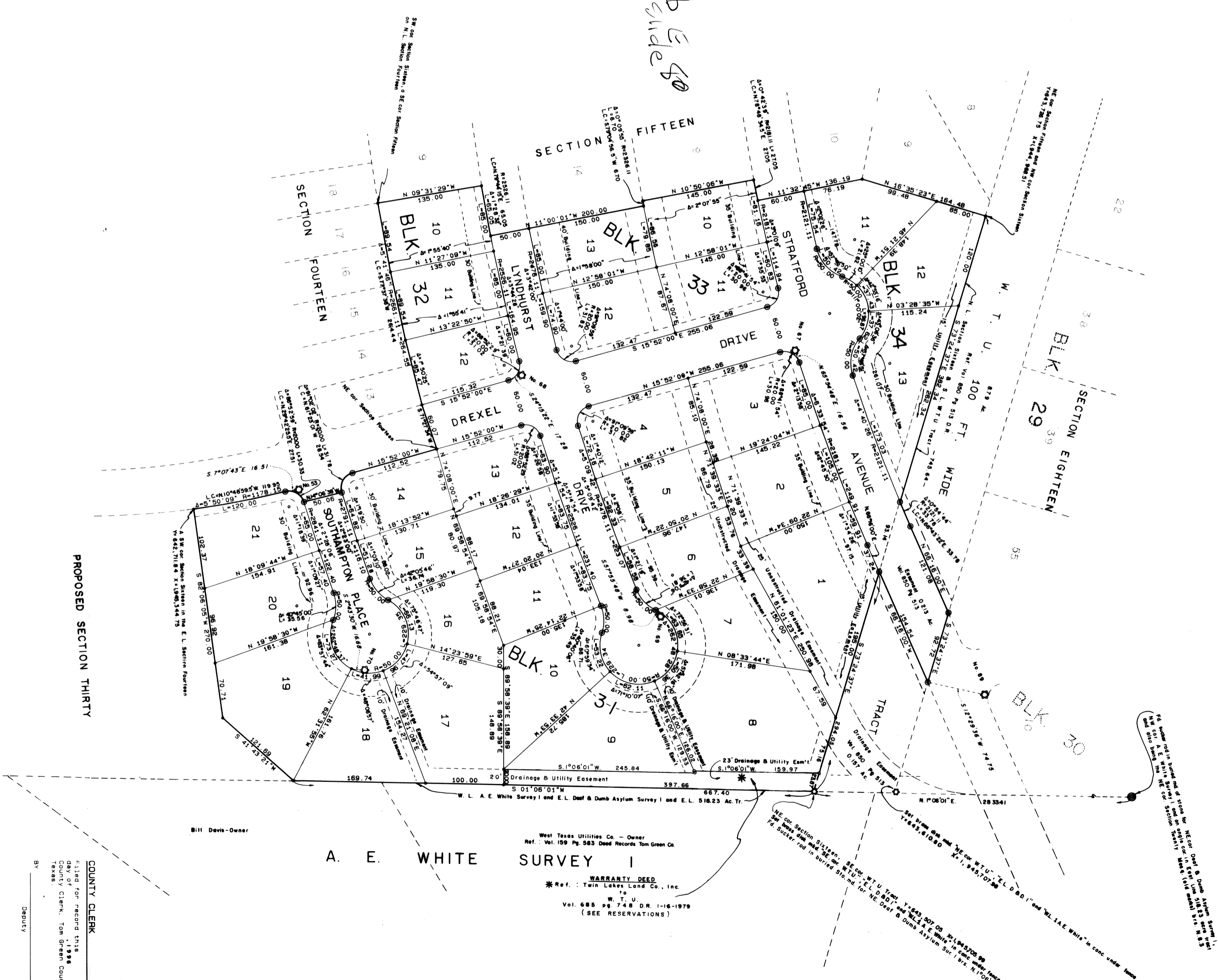
1. There is a 10.00 foot wide drainage and underground utility easement and restricted streets shown herein
2. Control monuments above and described hereon reference the correct position for the center line in this section of this addition. These control monuments should be used when it is necessary to locate any lot or block corner or curve point in this section of this addition.

3. Dedication, Deed Restrictions and Easements are recorded in Vol. 1 at page 747 of the Deed Records of Tom Green County, Texas.
4. All drainage easements shall remain undisturbed.

DESCRIPTION

Being a subdivision of 13.076 acres of land situated in Tom Green County, Texas, said 13.076 acres being out of that certain 518.23 acre tract described in deed recorded in Vol. 789 at page 889-894 of the Deed Records of Tom Green County, Texas, and being the same as described in deed recorded in Vol. 850 at page 913 of the Deed Records of Tom Green County, Texas.

Cap E side \$0



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 dedicate to the public use and as the BLUFFS ADDITION, SECTION SIXTEEN to the City of San Angelo, Texas, and assessments shown herein.

Witness under my hand this 12 day of Feb., 1938

*James R. Duncan*  
James R. Duncan, Trustee

Notary Public in and for Tom Green County, Texas  
*Alvin D. Allen*



SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, That, I, the undersigned, being a duly Licensed Public Surveyor of San Angelo, Texas, do hereby certify that I prepared this plat from an actual survey on the 22nd day of August, 1933, and that corners and monuments are shown just as they are on the ground, and that this addition is in accordance with the City Limits of San Angelo, Texas.

APPROVED FOR RECORDING THIS 19th day of February, 1938  
City Planning Commission  
San Angelo, Texas  
By *Walter Lewis*  
City Clerk  
Secretary *De Witt*

DEPARTMENT OF PUBLIC WORKS  
Approved for recording this 18th day of February, 1938  
By *Walter Lewis*  
City Clerk

**THE BLUFFS**  
**ADDITION**  
SECTION SIXTEEN  
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 19th day of February, 1938  
County Clerk, Tom Green County, Texas.  
By \_\_\_\_\_  
Deputy

