

CONTROL

- ⊙ No 93 ± Y:644,245.61 feet, X:1,944,543.92 feet, Brass disk mid "Control Monument No 93" Set in conc at back of curb
- ⊙ No 94 ± Y:644,325.12 feet, X:1,944,324.62 feet, Brass disk mid "Control Monument No 94" Set in conc at back of curb
- ⊙ No 95 ± Y:644,625.98 feet, X:1,944,434.37 feet, Brass disk mid "Control Monument No 95" Set in conc at back of curb
- ⊙ No 101 ± Y:644,103.77 feet, X:1,944,541.74 feet, Brass disk mid "Control Monument No 101" Set in conc at back of curb
- ⊙ No 102 ± Y:644,934.49 feet, X:1,944,435.95 feet, Brass disk mid "Control Monument No 102" Set in conc at back of curb
- ⊙ No 108 ± Y:645,301.99 feet, X:1,944,826.12 feet, Brass disk mid "Control Monument No 108" Set in conc at back of curb
- ⊙ No 109 ± Y:645,448.30 feet, X:1,944,693.44 feet, Brass disk mid "Control Monument No 109" Set in conc at back of curb
- ⊙ No 110 ± Y:645,319.47 feet, X:1,944,347.23 feet, Brass disk mid "Control Monument No 110" 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 - CENTRAL ZONE.

To obtain horizontal distance at mean elevation for this area multiply slope grid distance by 1.00214669

LEGEND

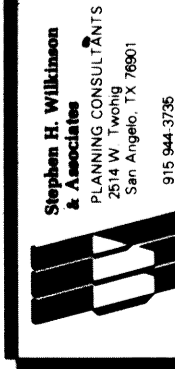
- ⊙ 5/8" Iron rod
- ⊙ Block Corner, P.C., OR P.T. (5/8" Iron rod except as noted) (Brass disk in concrete)
- ⊙ Central Angle of Curve
- R Radius of Curve
- L Long Chord Bearing and distance

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 herein.
2. Control Monuments shown and described herein reference the correct position for the lot and block corners and adjacent points on the plat. 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, Deed Restrictions and Metes & Bounds are recorded in Vol. 1 at page of the Deed Records of Tom Green County, Texas.
4. All drainage easements shall remain unobstructed.

DESCRIPTION

Being a subdivision of 19.735 acres of land out of Deed and Dumb Asylum Survey 1, Abstract 8278 being out of that certain 518.23 acre tract described being recorded in Vol. 769 at page 859-864 of the Deed Records of Tom Green County, Texas.



DEDICATION

STATE OF TEXAS
COUNTY OF TOM GREEN

Therefore, we, the undersigned authority, do hereby certify that James R. Duncan, Trustee, being the owner of the herein described land, does hereby dedicate to the City of Tom Green, Texas, representing his subdivision to be known as THE BLUFFS ADDITION, SECTION SEVENTEEN to the City of San Angelo, Texas, and the streets and easements shown herein.

Witness under my hand and seal of office this 19th day of August, 1985.

James R. Duncan, Trustee

STATE OF TEXAS
COUNTY OF TOM GREEN

Before me, the undersigned authority, do hereby certify that James R. Duncan, Trustee, known to me to be the person whose name is subscribed to the foregoing instrument, and that he is the owner of the land therein described, and that he executed the same for the purposes and consideration therein expressed. Given under my hand and seal of office this 19th day of August, 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 have prepared this plat from an actual survey made on the ground of this land prior to this 22nd day of August, 1985, and that corners are shown 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

By _____
Chairman

By _____
City Engineer

By _____
Mayor

By _____
County Judge

PLANNING COMMISSION

Approved for recording this day of August, 1985
City Planning Commission of San Angelo, Texas

WATER SUPERINTENDENT/CITY ENGINEER

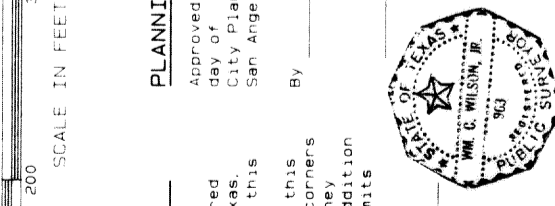
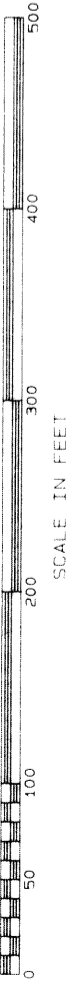
Approved for recording this day of August, 1985
City Council of San Angelo, Texas

CITY COUNCIL

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

COMMISSIONERS COURT

Approved for recording this day of August, 1985
Commissioners Court of Tom Green County, Texas



THE BLUFFS
ADDITION
SECTION SEVENTEEN
SAN ANGELO, TEXAS

OWNER & DEVELOPER
JAMES R. DUNCAN, TRUSTEE

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

WILSON & ASSOCIATES
1001 W. 11TH STREET
SAN ANGELO, TEXAS 76901

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

Deputy

