



CONTROL

- No 89 - Y: 643,726.17 feet, X: 1,945,581.84 feet, Brass disk mad Control Monument No 89 Set in conc at back of curb
- No 90 - Y: 644,306.91 feet, X: 1,945,512.89 feet, Brass disk mad Control Monument No 90 Set in conc at back of curb
- No 91 - Y: 644,274.72 feet, X: 1,945,169.34 feet, Brass disk mad Control Monument No 91 Set in conc at back of curb
- No 92 - Y: 644,255.88 feet, X: 1,944,859.64 feet, Brass disk mad Control Monument No 92 Set in conc at back of curb
- No 96 - Y: 644,620.49 feet, X: 1,944,859.15 feet, Brass disk mad Control Monument No 96 Set in conc at back of curb
- No 97 - Y: 644,648.07 feet, X: 1,945,240.84 feet, Brass disk mad Control Monument No 97 Set in conc at back of curb
- No 98 - Y: 644,676.42 feet, X: 1,945,575.73 feet, Brass disk mad Control Monument No 98 Set in conc at back of curb
- No 99 - Y: 643,915.48 feet, X: 1,945,215.38 feet, Brass disk mad Control Monument No 99 Set in conc at back of curb
- No 100 - Y: 644,007.11 feet, X: 1,944,908.06 feet, Brass disk mad Control Monument No 100 Set in conc at back of curb

NE Cor Section Eighteen and SE Cor Section Nineteen
 To Cor Point in Part of Plat for NE Cor Sec 18 and SE Cor Sec 19
 To Cor Point in Part of Plat for NE Cor Sec 18 and SE Cor Sec 19
 To Cor Point in Part of Plat for NE Cor Sec 18 and SE Cor Sec 19



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

- There is a 10.00 foot wide drainage and underground utility easement and restricted building area adjoining both sides of the streets shown hereon.
- 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.
- Dedication, Deed Restrictions and Notes & Bounds are recorded in Vol. at page of the Deed Records of Tom Green County, Texas.
- All drainage easements shall remain unobstructed.

DESCRIPTION

Being a subdivision of 22.918 acres of land out of Deaf and Dumb Asylum Survey 1, Abstract 8278 situated in Tom Green County, Texas, said 22.918 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.

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 EIGHTEEN to the City of San Angelo, Texas, and dedicates 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 purpose and consideration therein expressed.

Given under my hand and seal of office this day of 1985.

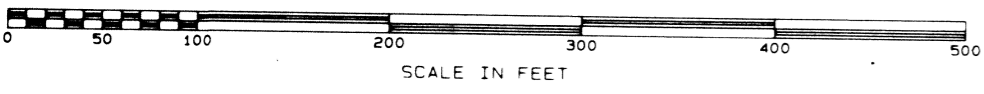
Notary Public in and for Tom Green County, Texas



A. E. WHITE SURVEY I

UNDIVIDED ACREAGE PROPOSED FUTURE DEVELOPMENT

James R. Duncan Trustee - Owner
 Ref. Vol. 793, Pg. 282-287 Deed Records of Tom Green Co.



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
 _____ Secretary

WATER SUPERINTENDENT/ CITY ENGINEER

Approved for recording this day of 1985

By _____ City Engineer
 _____ Water Superintendent

CITY COUNCIL

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

By _____ Mayor
 _____ City Secretary

COMMISSIONERS COURT

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

By _____ County Judge
 _____ County Clerk

THE BLUFFS ADDITION
SECTION EIGHTEEN
SAN ANGELO, TEXAS

OWNER & DEVELOPER
JAMES R. DUNCAN, TRUSTEE

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

Office of
 WILSON, WILLIAMS, LANGRISH
 AND ASSOCIATES
 212 - WASHINGTON AVE.
 SAN ANGELO, TEXAS 76901