

NE 1/4 Section Twenty-Four, 1/4 Sec 24, T. 19S., R. 10E., S. 11E. of Tom Green County, Texas.  
 NW 1/4 Section Twenty-Four, 1/4 Sec 24, T. 19S., R. 10E., S. 11E. of Tom Green County, Texas.

SCALE: 1 IN. = 100 FEET.  
 NOTE: All Courses, Distances, and Coordinates shown hereafter are based on the NAD 83 COORDINATE SYSTEM - CENTRAL ZONE.  
 To obtain horizontal distance multiply map grid distance by 1.00014669

- LEGEND**
- o - 5/8" Iron rod
  - ⊙ - block corner, P.C. OR P.T. 1/2" 15/16" Iron rod
  - ▲ - Control Monument (Brass disk in concrete)
  - △ - Central Angle of Curve
  - R - Radius of Curve
  - LC - 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 herein 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, Easements and Marks & Records are recorded in Vol. 769 at page 889-884 of the Deed Records of Tom Green County, Texas.**

**4. All drainage easements shall remain unobstructed.**

**DESCRIPTION**

Being a subdivision of 29.476 acres of land known as the James R. Duncan, Trustee, 29.476 acres being out of that certain 518.23 acres tract described in deed recorded in Vol. 769 at page 889-884 of the Deed Records of Tom Green County, Texas.

**Stephen H. Wilkinson & Associates**  
 PLANNING CONSULTANTS  
 2614 W. Twining  
 San Angelo, TX 76901  
 915 944-3726

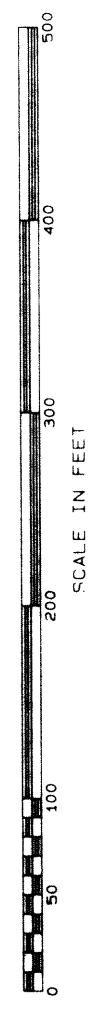
**DEDICATION**

STATE OF TEXAS  
 COUNTY OF TOM GREEN  
 Therefore know all men by these presents: That, James R. Duncan, Trustee, being the owner of the above described land, does hereby adopt this subdivision as a subdivision representing his subdivision to be known as THE BLUFFS ADDITION, SECTION NINETEEN, SAN ANGELO, TEXAS, and does hereby dedicate to the public use the streets and easements shown hereon.

Witness my hand and seal of office this 23 day of August, 1984.  
*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 Tom Green County, Texas, the person whose name is subscribed to the foregoing instrument acknowledged to me to be the person whose name is subscribed to the same, and he acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 23 day of August, 1984.  
*Walter A. Colson*  
 Walter A. Colson, Notary Public in and for Tom Green County, Texas.  
 Comm. Exp. 3-7-88



**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 this plat from an actual survey on the ground made of this land prior to the 22nd day of August, 1984, and the boundaries thereon are on the ground, and that this addition lies entirely outside the City Limits of San Angelo, Texas.

*Wm. C. Wilson, Jr.*  
 Wm. C. Wilson, Jr.  
 Registered Public Surveyor No. 883

**PLANNING COMMISSION**

Approved for recording this day of August, 1984.  
 City Council of San Angelo, Texas.  
 By *Walter A. Colson*  
 Mayor  
 By *Wm. C. Wilson, Jr.*  
 Secretary

**WATER SUPERINTENDENT/  
 CITY ENGINEER**

Approved for recording this day of August, 1984.  
 City Council of San Angelo, Texas.  
 By *Walter A. Colson*  
 Mayor  
 By *Wm. C. Wilson, Jr.*  
 Water Superintendent

**CITY COUNCIL**

Approved for recording this day of August, 1984.  
 City Council of San Angelo, Texas.  
 By *Walter A. Colson*  
 Mayor  
 By *Wm. C. Wilson, Jr.*  
 City Secretary

**COMMISSIONERS COURT**

Approved for recording this day of August, 1984.  
 Commissioners Court of Tom Green County, Texas.  
 By *Walter A. Colson*  
 County Judge  
 By *Wm. C. Wilson, Jr.*  
 County Clerk

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

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

WM. C. WILSON, JR.  
 LICENSED STATE LAND SURVEYOR  
 & REGISTERED PUBLIC SURVEYOR  
 WILSON, WILLIAMS LANGRISH  
 AND ASSOCIATES  
 215 WEST 11TH STREET  
 SAN ANGELO, TEXAS 76901

COUNTY CLERK  
 Called for record this 23 day of August, 1984.  
 County Clerk, Tom Green County, Texas.  
 By \_\_\_\_\_  
 Deputy



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UNDIVIDED ACREAGE PROPOSED FUTURE DEVELOPMENT  
 A. E. WHITE SURVEY I  
 James R. Duncan, Trustee - Owner  
 Vol. 761 793 Page 292-297 Deed Records of Tom Green County