



SCALE: 1 IN. = 100 FEET

NOTE: All corners, stations, and coordinates shown herein refer to the TEXAS COORDINATE SYSTEM - CENTRAL ZONE
 To obtain horizontal distance at mean elevation for this area multiply map grid distance by 1.0014669

LEGEND

- ⊕ 5/8" Iron rod
- ⊙ 1/2" Iron rod
- ⊙ Block Corner, P.C. OR P.T. (5/8" Iron rod except as noted)
- ⊙ Control Monument (Brass disk in concrete)
- ⊙ Station Monument (Iron rod)
- A Radius of Curve
- L Length of Curve
- LC Long Chord bearing and distance

NOTES

1. There is a 20.00 feet wide drainage and underground utility easement and restricted streets shown herein.
2. Control Monuments shown and described herein reference the correct position of the monument. The correct position curve points in this section of this addition. These control monuments to reset any Lot or Block corner or curve point in this section of this Addition.
3. Dedication, Deed Restrictions and Metes and Bounds are recorded in Vol. 114 at page 1114 of the Deed Records of Tom Green County, Texas.
4. All drainage easements shall remain unobstructed.

DESCRIPTION

Being a subdivision of 5.150 acres of land comprised of 4.206 acres out of 0.944 acre of B. S. & F. Survey 5, Abstract 101, all in Tom Green County, Texas. Said 5.150 acres also being out of that certain 518.22 acre tract being out of that certain 855-864 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 this land to know to the public that the herein described land is dedicated to the City of San Angelo, Texas, and to dedicate to public use the streets and easements shown herein.
 Witness my hand and seal office this 16 day of January 1998
 James R. Duncan, Trustee

STATE OF TEXAS
 COUNTY OF TOM GREEN
 Before me, the undersigned authority, 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 office this 16 day of January 1998
 Notary Public in and for Tom Green County, Texas

SURVEYORS CERTIFICATE

WHICH ALL METES BY THESE INSTRUMENTS THAT I, Mr. C. Wilson, a Registered Public Surveyor of San Angelo, Texas, do hereby certify that the foregoing plat is a true and correct copy of the original ground map of this land as filed on the 22nd day of August 1984, and that corners and monuments are shown hereon as they exist, within the City limits of San Angelo, Texas.
 Mr. C. Wilson
 Registered Public Surveyor No. 983

PLANNING COMMISSION

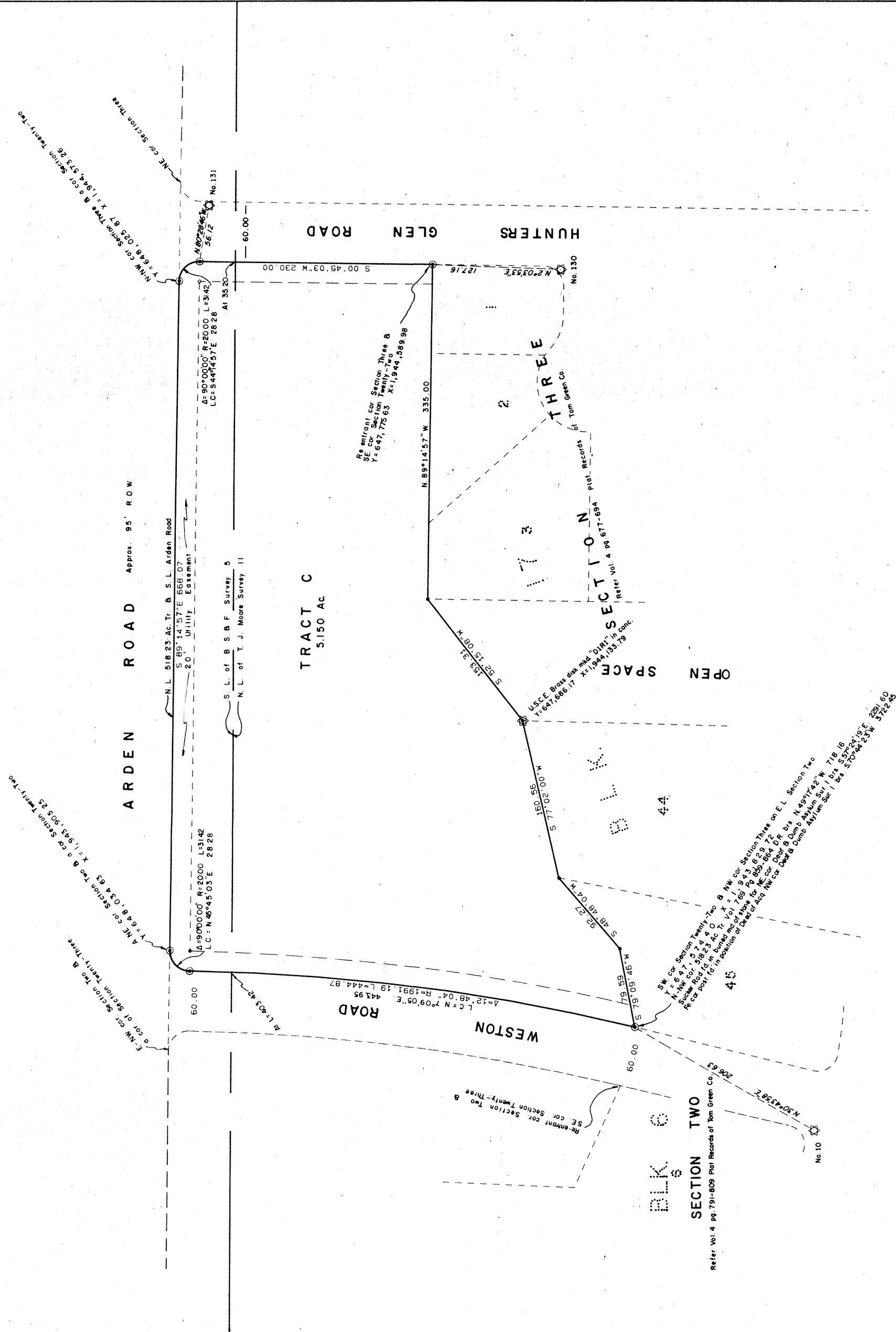
APPROVED AND RECORDED THIS 11th day of January 1998, at the City of San Angelo, Texas.
 City Clerk
 Assistant Director

DEPARTMENT OF PUBLIC WORKS

APPROVED AND RECORDED THIS 12th day of January 1998, at the City of San Angelo, Texas.
 City Clerk
 Assistant Director

CITY COUNCIL

APPROVED AND RECORDED THIS 14th day of January 1998, at the City of San Angelo, Texas.
 City Clerk
 Assistant Director



CONTROL
 ⊙ No. 10 - 1" x 647,386.79 feet, X=1,943,724.13 feet, Brass disk mid. Control Monument No. 10 - Set in conc. at back of curb.
 ⊙ No. 130 - 1" x 647,648.56 feet, X=1,944,385.40 feet, Brass disk mid. Control Monument No. 130 - Set in conc. at back of curb.
 ⊙ No. 131 - 1" x 647,986.33 feet, X=1,944,648.34 feet, Brass disk mid. Control Monument No. 131 - Set in conc. at back of curb.

COUNTY CLERK
 Filed for record this
 day of _____ 1998
 County Clerk, Tom Green County
 Texas
 BY _____
 Deputy

THE BLUFFS
 ADDITION
 SECTION TWENTY-TWO
 SAN ANGELO, TEXAS

OWNER & DEVELOPER
 JAMES R. DUNCAN, TRUSTEE

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

WILSON WILLIAMS LANGSHIRE
 210 W. TAYLOR
 SAN ANGELO, TEXAS 76901
 910.944.3727