

DEDICATION, PLAT AND RESTRICTIONS

THE STATE OF TEXAS)
COUNTY OF TOM GREEN)

WHEREAS, JAMES R. DUNCAN, TRUSTEE, is the owner of that certain 19.350 acre tract of land located and situated in San Angelo, Tom Green County, Texas, and being more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated herein by reference; and

WHEREAS, JAMES R. DUNCAN, TRUSTEE has caused said land described in Exhibit "A" hereto to be subdivided into lots, blocks, streets, and easements, according to a survey made by Wilson, Williams, Langohr & Associates, Registered Public Surveyors, San Angelo, Texas, as shown by the accompanying map or plat thereof;

NOW, THEREFORE, JAMES R. DUNCAN, TRUSTEE, does hereby adopt the accompanying map, designated thereon and to be known as "THE BLUFFS, SECTION SEVEN" to the City of San Angelo, Texas, as his plan for subdividing the said 19.350 acre tract into lots, blocks, streets, and easements, and JAMES R. DUNCAN, TRUSTEE, does hereby dedicate to the public forever the streets shown on said map or plat for customary public use as such. The areas designated as easements for underground or surface utility connections ("stubouts" for water, sewer, gas, electric, telephone lines, television cable, etc.) are to be used as such, and such utility easement areas are restricted against buildings or structures other than walkways, driveways, fences, walls and curbs. The areas designated as easements for drainage are to be used as such, and such drainage easement areas are to be left completely unobstructed. Four-foot areas for maintenance easements are reserved on all lots adjacent to zero lot line lots and such areas are to be left unobstructed. The minimum building setback lines for all buildings or structures are shown on the accompanying map or plat, or such building lines are

