

Book 11
(102)

DEDICATION, PLAT AND RESTRICTIONS

THE STATE OF TEXAS)
COUNTY OF TOM GREEN)

COPY

WHEREAS, PHILLIP W. DUNCAN, TRUSTEE, and E. HAL DICKSON, TRUSTEE, hereinafter called "Developer," are the owners of that certain 13.908 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, Developer has caused said land described in Exhibit "A" hereto to be subdivided into lots, blocks, streets, open space areas, and easements, according to survey made by Wilson, Williams, Langohr & Associates, Registered Public Surveyors, San Angelo, Texas;

NOW, THEREFORE, Developer does hereby adopt the accompanying map, designated thereon and to be known as "THE BLUFFS, SECTION ~~ELEVEN~~" to the City of San Angelo, Texas, as his plan for subdividing the said 13.908 acre tract into lots, blocks, streets, open space areas, and easements, and Developer 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. The minimum building setback lines for all buildings or structures are shown on the accompanying map or plat, or such building lines are described in the restrictions contained herein, but such lines may be varied by the Architectural Control Committee, as hereinafter provided.

