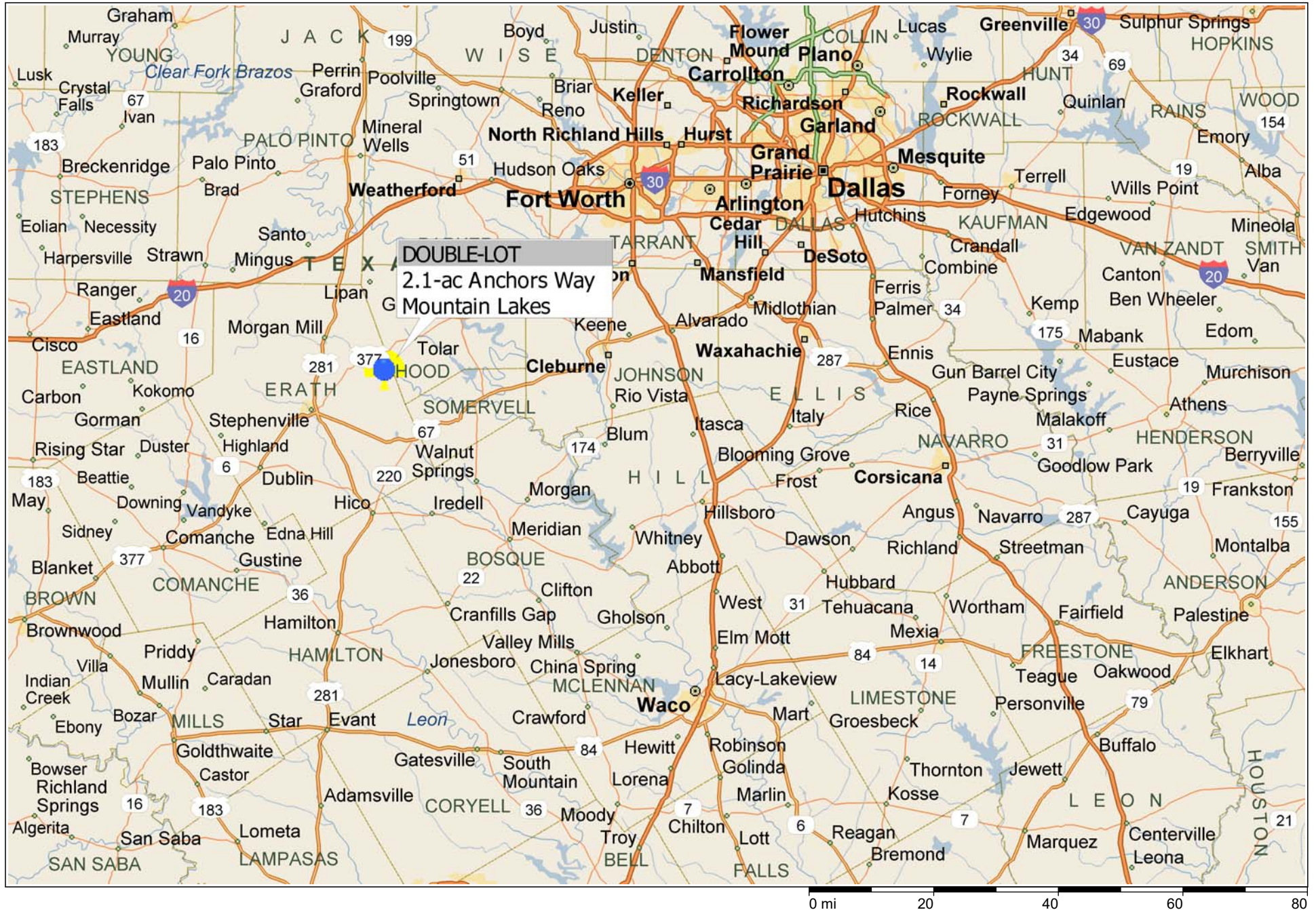
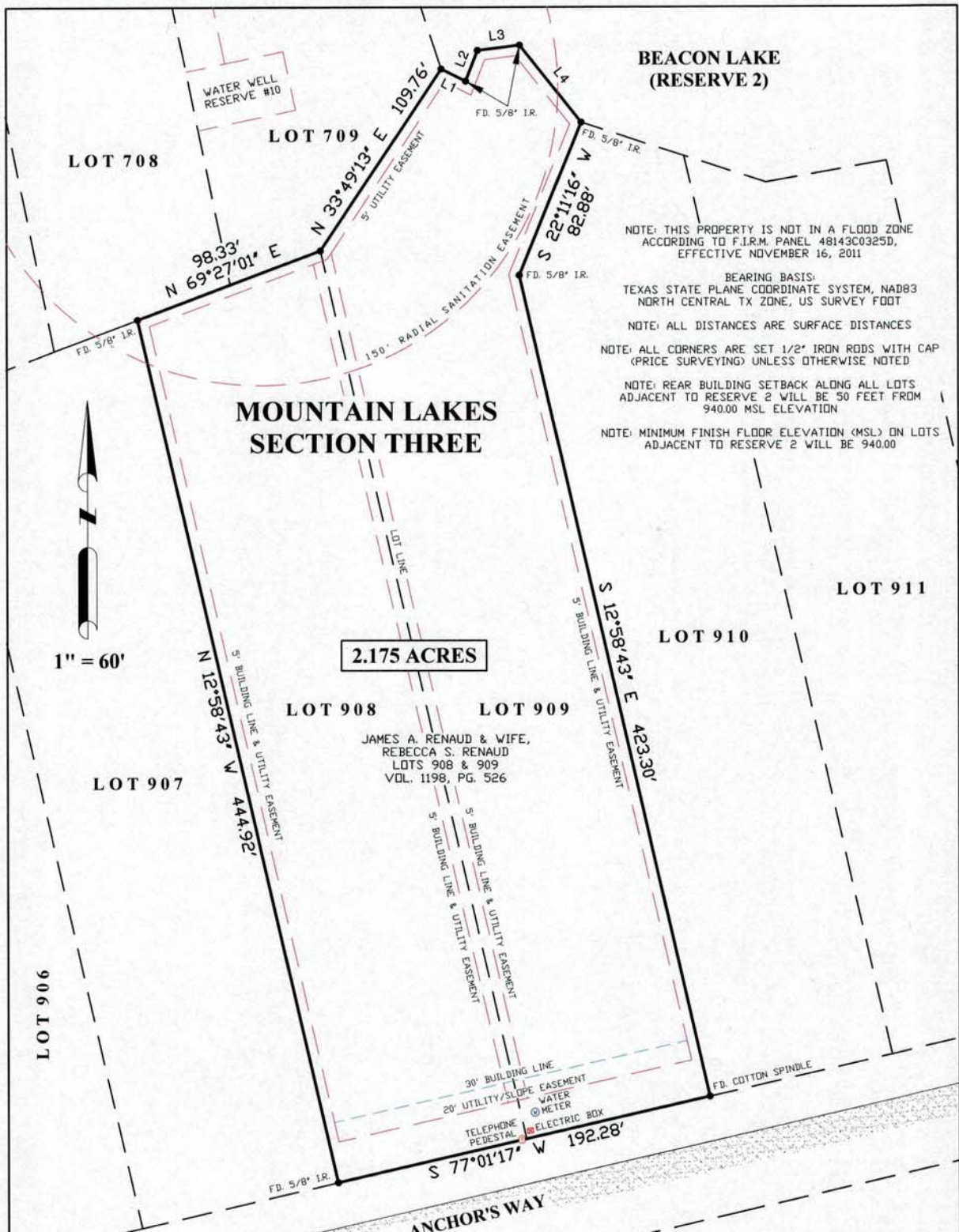


**** DOUBLE-LOT ** 2.1-ac Anchors Way ~ Mountain Lakes**





**BEACON LAKE
(RESERVE 2)**

NOTE: THIS PROPERTY IS NOT IN A FLOOD ZONE ACCORDING TO F.I.R.M. PANEL 48143C0325D, EFFECTIVE NOVEMBER 16, 2011

BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 NORTH CENTRAL TX ZONE, US SURVEY FOOT

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: ALL CORNERS ARE SET 1/2" IRON RODS WITH CAP (PRICE SURVEYING) UNLESS OTHERWISE NOTED

NOTE: REAR BUILDING SETBACK ALONG ALL LOTS ADJACENT TO RESERVE 2 WILL BE 50 FEET FROM 940.00 MSL ELEVATION

NOTE: MINIMUM FINISH FLOOR ELEVATION (MSL) ON LOTS ADJACENT TO RESERVE 2 WILL BE 940.00

2.175 ACRES

LOT 908 LOT 909

JAMES A. RENAUD & WIFE,
REBECCA S. RENAUD
LOTS 908 & 909
VDL 1198, PG. 526

LINE	BEARING	DISTANCE
L1	S 63°38'52" E	13.76'
L2	N 21°20'51" E	16.51'
L3	N 83°05'29" E	21.29'
L4	S 38°36'46" E	49.49'

PLAT OF SURVEY

OF ALL OF LOTS 908 AND 909, MOUNTAIN LAKES, SECTION THREE, AN ADDITION IN ERATH COUNTY, TEXAS; ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 331 OF THE PLAT RECORDS OF ERATH COUNTY, TEXAS

This plat represents a survey made on the ground by me or under my direct supervision on October 13, 2020. The dimensions, calls, size, location and type of improvements are true and correct as shown on the plat. There are no encroachments, conflicts, protrusions or visible or apparent easements, except as shown on the plat.

Matthew K Price

MATTHEW K. PRICE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6284
PRICE SURVEYING, LP, FIRM # 10194051, 1100 E. WASHINGTON, STEPHENVILLE, TX 76401
254-965-5489 JN201146



