

**PLAT OF SURVEY**

OF ALL OF LOT 836 OF MOUNTAIN LAKES, SECTION THREE, AN ADDITION TO ERATH COUNTY, TEXAS; ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 331 OF THE PLAT RECORDS OF ERATH COUNTY, TEXAS

SURVEYED ON THE GROUND: MARCH 8, 2022



ADDRESS: TBD SCHOONER WAY  
BLUFF DALE, TX 76433

NOTE: THIS PROPERTY IS LOCATED WITHIN ZONE "X"  
(AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) 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



*Matthew K Rice*  
MATTHEW K. PRICE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6284  
PRICE SURVEYING, LP, FIRM # 10194051, 1100 E. WASHINGTON, STEPHENVILLE, TX 76401  
254-965-5489 JN22286 18073.CRD



LOT 835

LOT 835

N 66°16'52" E 826.21'

10' BUILDING LINE & UTILITY EASEMENT

**MOUNTAIN LAKES SECTION THREE**

**7.524 ACRES**

**LOT 836**  
CRAIG C. CROCK  
DOCUMENT NO. 2014-05796

LOT 824

LOT 823

LOT 479

SECTION TWO

FD. 5/8" I.R. W/ CAP (BHB INC)

FD. 5/8" I.R. W/ CAP (BHB INC)

L3

N 07°28'31" W

226.48'

LOT 477R

FD. 5/8" I.R. W/ CAP (BHB INC)

20' BUILDING LINE  
10' UTILITY EASEMENT

10' BUILDING LINE & UTILITY EASEMENT

S 82°31'33" W 870.00'

LOT 837

60'

FD. 5/8" I.R.

20' UTILITY SLOPE EASEMENT

30' BUILDING LINE

FD. 5/8" I.R.

L1

FD. 5/8" I.R.

OVERHEAD ELECTRIC

C1

30' DRAINAGE & WILDLIFE MITIGATION EASEMENT

FD. 5/8" I.R.

L2

FD. 5/8" I.R. W/ CAP (BHB INC)

TELEPHONE PEDESTAL

FD. 5/8" I.R.

SCHOONER WAY

LINE	BEARING	DISTANCE
L1	S 23°43'08" E	163.46'
L2	S 07°28'27" E	58.43'
L3	N 20°47'13" W	38.54'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1000.00'	283.53'	16°14'42"	S 15°35'47" E	282.58'