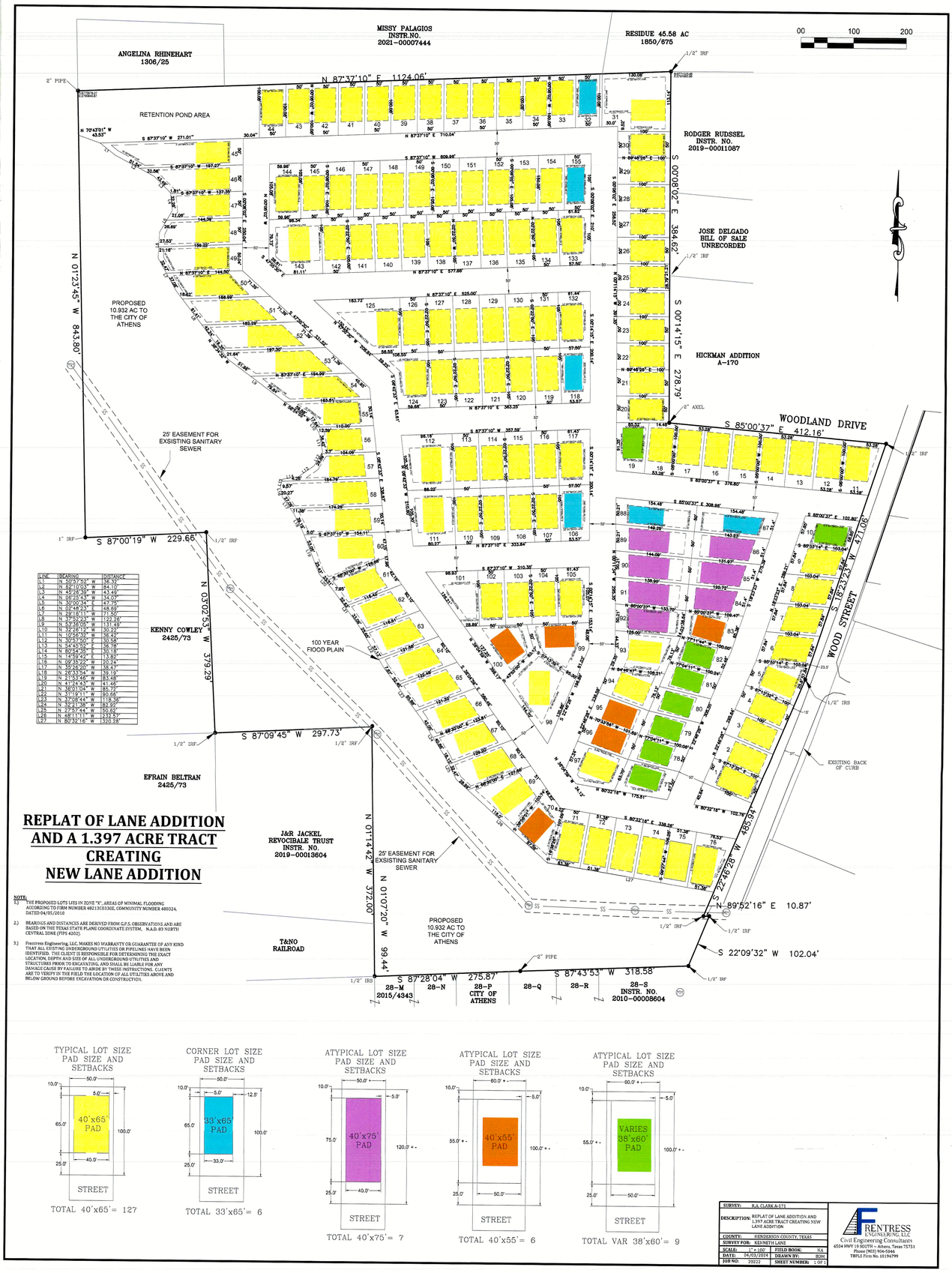

LINE	BEARING	DISTANCE
L1	N 50°57'52" W	58.32'
L2	N 59°10'03" W	84.10'
L3	N 42°18'39" W	43.49'
L4	N 06°25'43" W	34.07'
L5	N 30°00'34" E	47.79'
L6	N 07°48'23" E	48.69'
L7	N 29°18'11" W	77.50'
L8	N 57°52'23" W	123.26'
L9	N 51°32'02" W	137.42'
L10	N 59°26'12" W	30.22'
L11	N 59°26'12" W	30.22'
L12	N 06°25'20" E	35.58'
L13	N 06°25'20" E	30.98'
L14	N 07°43'06" E	36.78'
L15	N 07°43'06" E	30.18'
L16	N 06°25'42" E	13.82'
L17	N 06°25'42" E	20.24'
L18	N 06°25'20" W	38.47'
L19	N 26°43'54" W	58.19'
L20	N 21°53'46" W	83.48'
L21	N 41°24'43" W	41.46'
L22	N 36°01'04" W	85.72'
L23	N 31°19'11" W	90.68'
L24	N 37°08'44" W	118.38'
L25	N 32°21'38" W	80.97'
L26	N 27°57'44" W	50.62'
L27	N 48°11'11" W	232.57'
L28	N 80°32'16" W	1322.28'

REPLAT OF LANE ADDITION AND A 1.397 ACRE TRACT CREATING NEW LANE ADDITION

NOTE:

1.) THE PROPOSED LOTS LIES IN ZONE "C", AREAS OF MINIMAL FLOODING ACCORDING TO FIRM NUMBER 48213C0330E, COMMUNITY NUMBER 480324, DATED 04/05/2010

2.) BEARINGS AND DISTANCES ARE DERIVED FROM G.P.S. OBSERVATIONS AND ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 NORTH CENTRAL ZONE (FIPS 4202)

3.) Frentress Engineering, LLC. MAKES NO WARRANTY OR GUARANTEE OF ANY KIND THAT ALL EXISTING UNDERGROUND UTILITIES OR PIPELINES HAVE BEEN IDENTIFIED. THE CLIENT IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, DEPTH AND SIZE OF ALL UNDERGROUND UTILITIES AND STRUCTURES PRIOR TO EXCAVATING, AND SHALL BE LIABLE FOR ANY DAMAGE CAUSE BY FAILURE TO ABIDE BY THESE INSTRUCTIONS. CLIENTS ARE TO VERIFY IN THE FIELD THE LOCATION OF ALL UTILITIES ABOVE AND BELOW GROUND BEFORE EXCAVATION OR CONSTRUCTION.

TYPICAL LOT SIZE PAD SIZE AND SETBACKS

TOTAL 40'x65'= 127

CORNER LOT SIZE PAD SIZE AND SETBACKS

TOTAL 33'x65'= 6

ATYPICAL LOT SIZE PAD SIZE AND SETBACKS

TOTAL 40'x75'= 7

ATYPICAL LOT SIZE PAD SIZE AND SETBACKS

TOTAL 40'x55'= 6

ATYPICAL LOT SIZE PAD SIZE AND SETBACKS

TOTAL VAR 38'x60'= 9

SURVEY:	B.A. CLARK A-171
DESCRIPTION:	REPLAT OF LANE ADDITION AND 1.397 ACRE TRACT CREATING NEW LANE ADDITION
COUNTY:	HENDERSON COUNTY, TEXAS
SURVEY FOR:	KENNETH LANE
SCALE:	1" = 100'
FIELD BOOK:	KA
DATE:	04/03/2024
DRAWN BY:	BDM
JOB NO:	20222
SHEET NUMBER:	1 OF 1

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