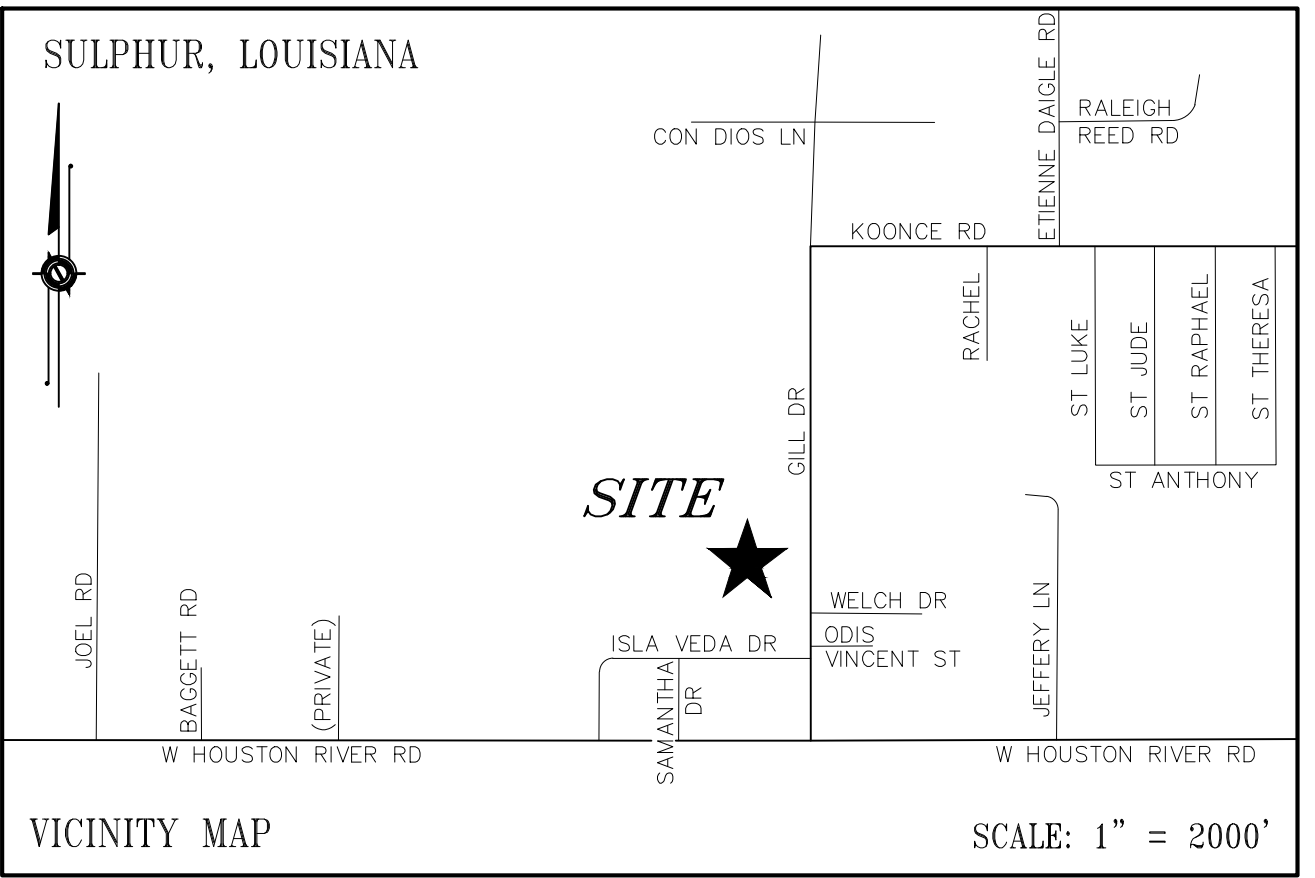
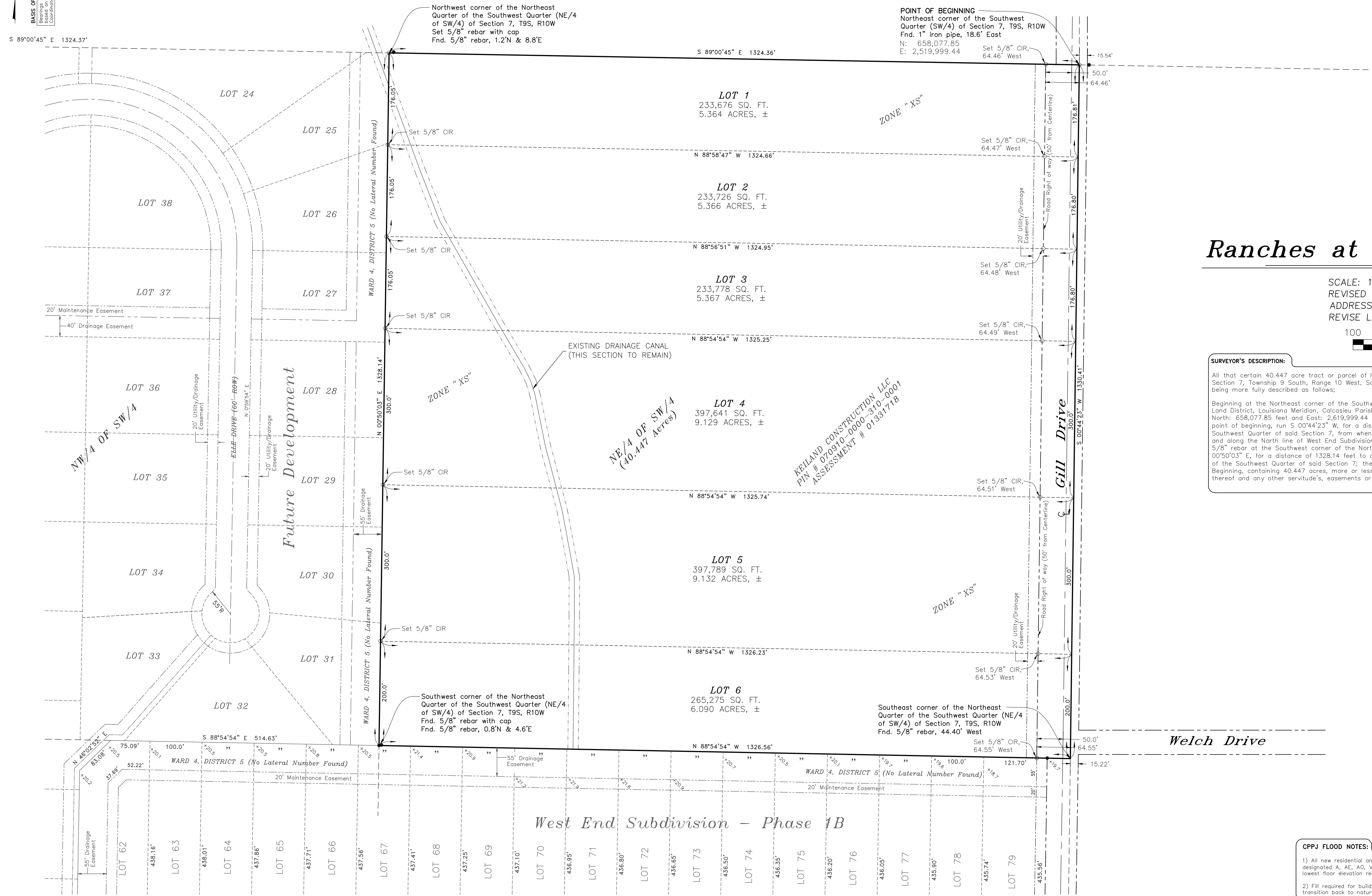


CONCEPTUAL PLAN – MINOR SUBDIVISION

Situated in:
 THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE/4-SW/4)
 OF SECTION 7, TOWNSHIP 9 SOUTH, RANGE 10 WEST, SOUTHWESTERN
 LAND DISTRICT, LA. MERIDIAN, CALCASIEU PARISH, LA.

BASE OF BEARINGS:
 Bearings shown herein are Grid Bearings.
 Coordinates shown herein are NAD83 State Plane Coordinates.
 Coordinate System: NAD83, South Zone



Ranches at West End Subdivison

SCALE: 1" = 100' JUNE 17, 2020
 REVISED NAME JUNE 19, 2020
 ADDRESS COMMENTS AUGUST 10, 2020
 REVISE LOT LAYOUT FEBRUARY 3, 2021

100 0 100 200

SURVEYOR'S DESCRIPTION:

All that certain 40.447 acre tract or parcel of land being the Northeast Quarter of the Southwest Quarter (NE/4 of SW/4) of Section 7, Township 9 South, Range 10 West, Southwestern Land District, Louisiana Meridian, Calcasieu Parish, Louisiana and being more fully described as follows:

Beginning at the Northeast corner of the Southwest Quarter of Section 7 Township 9 South, Range 10 West, Southwestern Land District, Louisiana Meridian, Calcasieu Parish, Louisiana, having NAD83, Louisiana South Zone State Plane Coordinates of North: 658,077.85 feet and East: 2,519,999.44 feet, from whence a found 1" pipe, bears East 18.6 feet; thence from said point of beginning, run S 00°44'23" W, for a distance of 1330.41 feet to the Southeast corner of the Northeast Quarter of the Southwest Quarter of said Section 7, from whence a found 5/8" rebar, bears 44.40 feet West; thence run N 88°54'54" W, to and along the North line of West End Subdivision - Phase 1B, as per plat recorded, for a distance of 1326.56 feet to a found 5/8" rebar at the Southwest corner of the Northeast Quarter of the Southwest Quarter of said Section 7; thence run N 00°50'03" E, for a distance of 1328.14 feet to a set 5/8" rebar with cap at the Northwest corner of the Northeast Quarter of the Southwest Quarter of said Section 7; thence run S 89°00'45" E, for a distance of 1324.36 feet to the Point of Beginning, containing 40.447 acres, more or less, and being subject to the right of way of Gill Drive along the East side thereof and any other servitudes, easements or rights-of-way, either visible or invisible, recorded or unrecorded.

CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE APPLICABLE MINIMUM STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS IN LOUISIANA FOR A CLASS "C" SURVEY AND THAT THIS PLAN IS MADE IN ACCORDANCE WITH LA. 33:5051, ET. SEC. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

Preliminary 02/03/2021
 GEORGE A. EVANS, JR., R.P.L.S. DATE

Preliminary Plan - Released for Review and Comments Only. Not to be filed or recorded in whole or part.

NOTES:

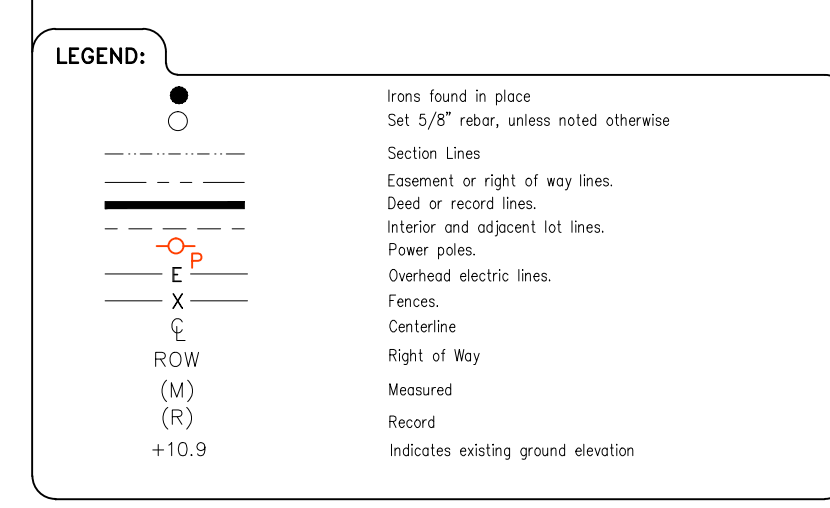
- 1) The Word "Certify" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief, as such, it does not constitute a guarantee nor a warranty, expressed or implied.
- 2) This survey meets the minimum requirements for a Class "C" Survey according to the "Louisiana Minimum Standards for Property Boundary Surveys".
- 3) The bearings shown herein are Grid bearings, based on the Louisiana State Plane Coordinate System, NAD83, Louisiana South Zone, and utilizing Static GPS, processed by Opus.
- 4) The elevations shown herein are relative to Mean Sea Level, NAVD83, and are based on Static GPS observations, processed by NGS, OPUS.

DRAWING:

DATE: 02/03/2021 DRAWN BY: GAE JOB NO: 220147
 SCALE: 1" = 100' CHECKED BY: GAE PLAT NO: PRELIMINARY

WETLAND DETERMINATION:

A WETLANDS DETERMINATION WAS NOT PROVIDED BY CLIENT AND IS NOT A PART OF THIS SURVEY.



CULVERT SIZE REQUIREMENTS:

All Driveway Culverts, shall conform to the culvert sizes required on the Engineering Plans, on file with the Calcasieu Parish Planning Department.

FLOOD ZONE INFORMATION

FIRM COMMUNITY PANEL NO. 220037
 MAP NO. 22019C-0266-F
 EFFECTIVE DATE: FEB. 18, 2011
 PROPERTY IS IN ZONE X Shaded
 BASE FLOOD ELEV. = NO REQ.
 (CPPJ FREEBOARD REQUIRED)

DEDICATION:

THE STREETS AND RIGHTS OF WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES, ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL, OR OTHER PROPER PURPOSES FOR THE GENERAL USE OF THE PUBLIC, NO TREES, SHRUBS, OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, OR STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVITUDE OR RIGHT OF WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE OR RIGHT-OF-WAY IS GRANTED.

SEWERAGE:

NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF CALCASIEU PARISH.

AUTHORIZED AGENT DATE
 RELAND CONSTRUCTION

CPPJ FLOOD NOTES:

- 1) All new residential and nonresidential structures located in FEMA designated A, AE, AD, VE and X (shaded) areas shall meet current CPPJ lowest floor elevation requirements.
- 2) Fill required for building pads in the flood zone are restricted where the transition back to natural grade is made at slopes no flatter than 6:1.

CPPJ GENERAL NOTES:

- 1) Fences, plantings or temporary obstructions that obstructs the flow of water in a watercourse or interfere with the ability to maintain a servitude shall not be placed within said servitude. A public entity accessing said servitude is not responsible for damages to fences, plantings or temporary obstructions within said easement.
- 2) Lots shall be consistent with the approved engineering plans.
- 3) Lot owner shall provide the proper grading of lots to match the flow across identifying the grading requirements shown on the drainage plan.
- 4) All driveways on Houston River Road shall have a constructed turnaround T-shaped driveway, which will allow all vehicles to exit each lot driving face forward. No vehicles shall back onto Houston River Road. No vehicles exiting any lot along Houston River Road will be allowed to back onto Houston River Road.
- 5) Roadside ditches shall NOT be piped in.

COLLINS & ASSOCIATES LAND SURVEYORS, INC.

Licensed To Serve Louisiana, Texas, Arkansas, Mississippi, and Alabama
 1230 2nd Street Lake Charles, LA 70601
 337-602-6970 office 337-602-6013 fax