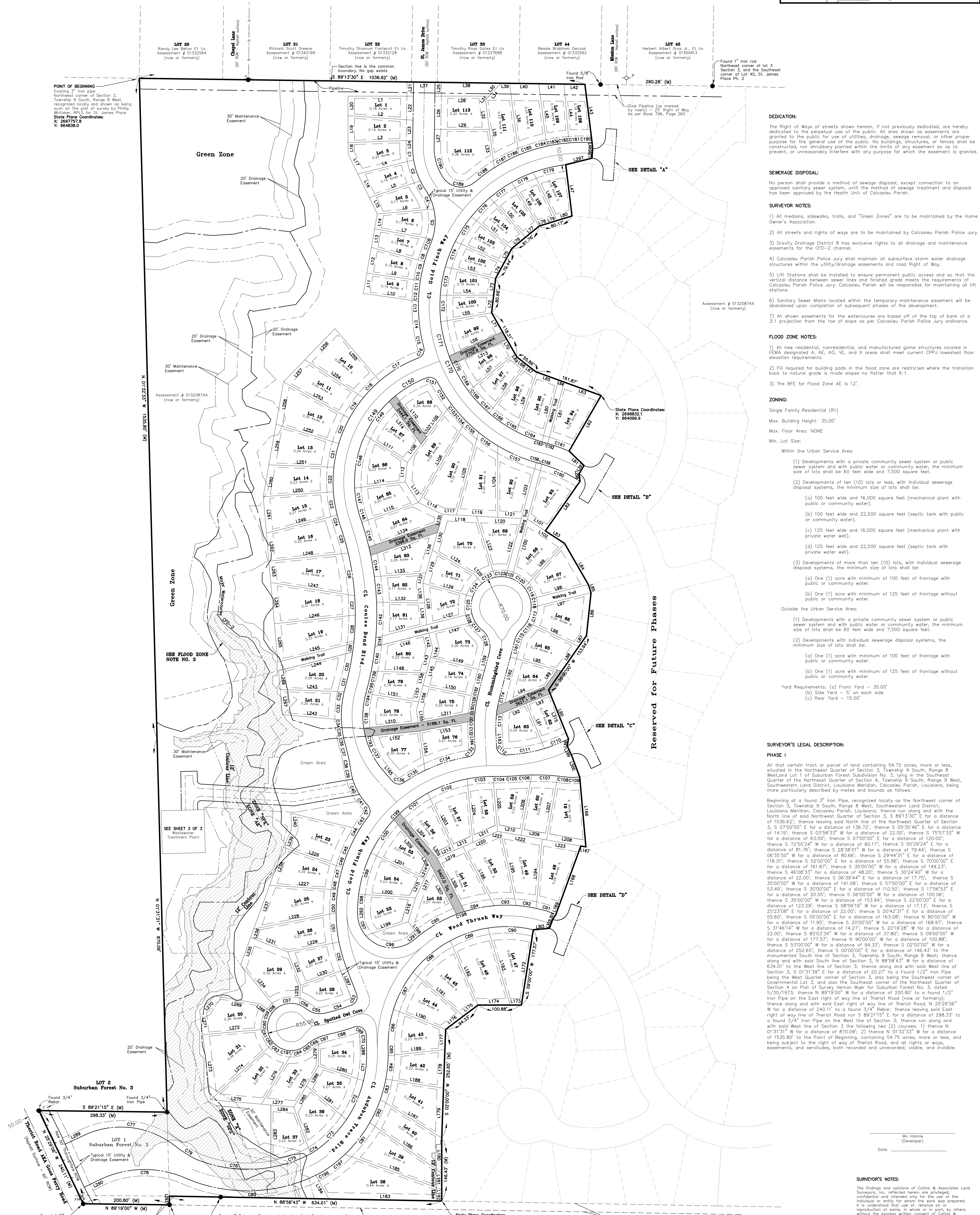
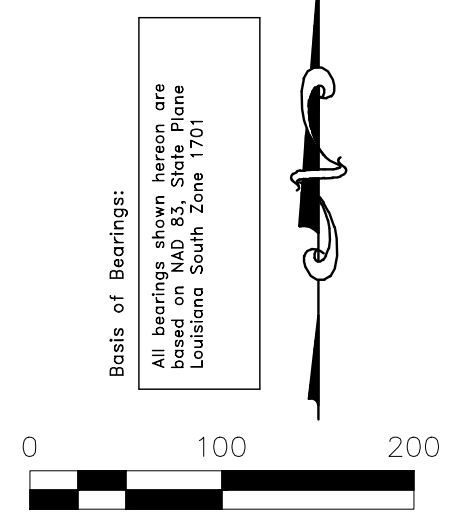
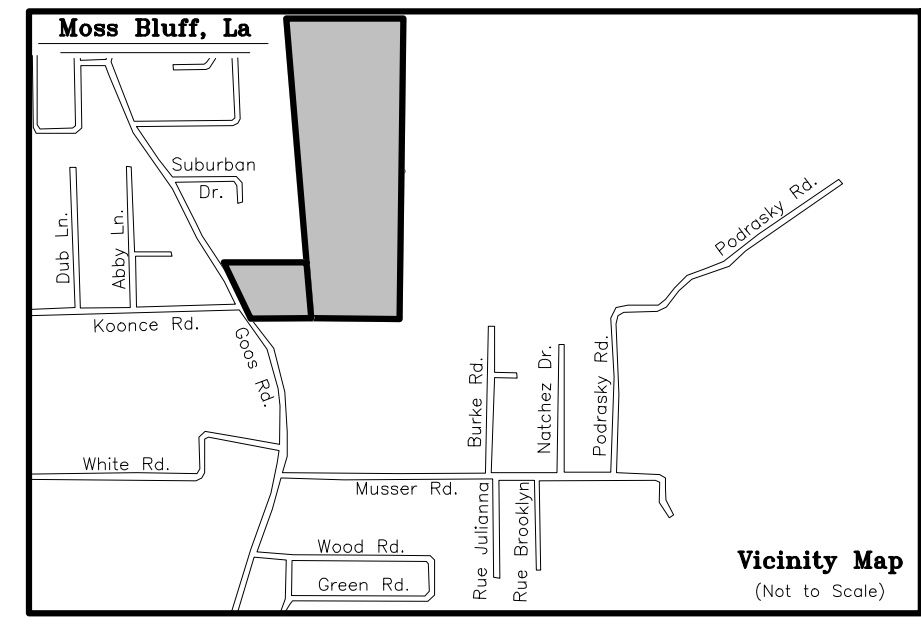


PRELIMINARY PLAT
AUDUBON TRACE
- PHASE I -

Situated in:
 Governmental Lots 2 & 3 of Section 3, Township 9 South, Range 8 West and
 Lot 1 of Suburban Forest Subdivision No. 3 lying in the Southeast Quarter of
 the Northeast Quarter of Section 4, Township 9 South, Range 8 West,
 Southwestern Land District, Louisiana Meridian, Calcasieu Parish, Louisiana



DEDICATION:
 The Right of Ways of streets shown herein, if not previously dedicated, are hereby dedicated to the perpetual use of the public. All areas shown as easements are granted to the public for use of utilities, drainage, sewage removal, or other proper purpose for the general use of the public. No buildings, structures, or fences shall be constructed, nor shrubbery planted within the limits of any easement so as to prevent, or unreasonably interfere with any purpose for which the easement is granted.

SEWERAGE DISPOSAL:
 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.

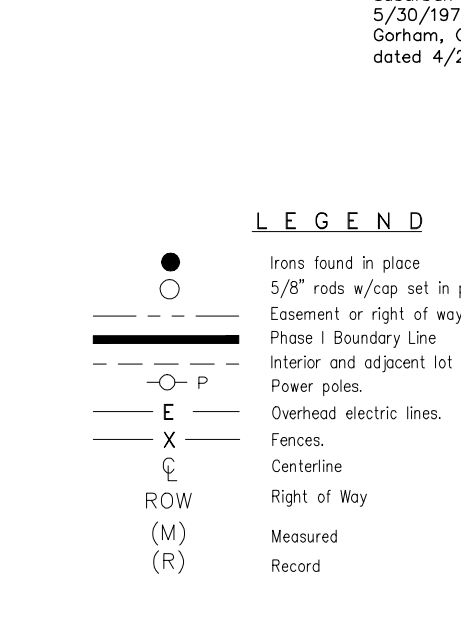
- SURVEYOR NOTES:**
- 1) All medians, sidewalks, trails, and "Green Zones" are to be maintained by the Home Owner's Association.
 - 2) All streets and rights of ways are to be maintained by Calcasieu Parish Police Jury.
 - 3) Gravity Drainage District 8 has exclusive rights to all drainage and maintenance easements for the CFD-2 channel.
 - 4) Calcasieu Parish Police Jury shall maintain all subsurface storm water drainage structures within the utility/drainage easements and road Right of Way.
 - 5) Lift Stations shall be installed to ensure permanent public access and so that the vertical distance between sewer lines and finished grade meets the requirements of Calcasieu Parish Police Jury. Calcasieu Parish will be responsible for maintaining all lift stations.
 - 6) Sanitary Sewer Mansholes located within the temporary maintenance easement will be abandoned upon completion of subsequent phases of the development.
 - 7) All shown easements for the watercourse are based off of the top of bank of a 3:1 projection from the toe of slope as per Calcasieu Parish Police Jury ordinance.

- FLOOD ZONE NOTES:**
- 1) All new residential, nonresidential, and manufactured home structures located in FEMA designated A, AE, AO, VE, and X areas shall meet current CPJF 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 slopes no flatter than 6:1.
 - 3) The BFE for Flood Zone AE is 12'.

- ZONING:**
 Single Family Residential (R1)
 Max. Building Height: 35.00'
 Max. Floor Area: NONE
 Min. Lot Size:
 Within the Urban Service Area:
- (1) Developments with a private community sewer system or public sewer system and with public water or community water, the minimum size of lots shall be 60 feet wide and 7,500 square feet.
 - (2) Developments with individual sewerage disposal systems, the minimum size of lots shall be:
 - (a) 100 feet wide and 16,000 square feet (mechanical plant with public or community water).
 - (b) 100 feet wide and 22,500 square feet (septic tank with public or community water).
 - (c) 125 feet wide and 16,000 square feet (mechanical plant with private water well).
 - (d) 125 feet wide and 22,500 square feet (septic tank with private water well).
 - (3) Developments of more than ten (10) lots, with individual sewerage disposal systems, the minimum size of lots shall be:
 - (a) One (1) acre with minimum of 100 feet of frontage with public or community water.
 - (b) One (1) acre with minimum of 125 feet of frontage without public or community water.
- Outside the Urban Service Area:
- (1) Developments with a private community sewer system or public sewer system and with public water or community water, the minimum size of lots shall be 60 feet wide and 7,500 square feet.
 - (2) Developments with individual sewerage disposal systems, the minimum size of lots shall be:
 - (a) One (1) acre with minimum of 100 feet of frontage with public or community water.
 - (b) One (1) acre with minimum of 125 feet of frontage without public or community water.
- Yard Requirements: (a) Front Yard = 30.00'
 (b) Side Yard = 5' each side
 (c) Rear Yard = 15.00'

SURVEYOR'S LEGAL DESCRIPTION:
PHASE I
 All that certain tract or parcel of land containing 54.75 acres, more or less, situated in the Northwest Quarter of Section 3, Township 9 South, Range 8 West and Lot 1 of Suburban Forest Subdivision No. 3, lying in the Southeast Quarter of the Northeast Quarter of Section 4, Township 9 South, Range 8 West, Southwestern Land District, Louisiana Meridian, Calcasieu Parish, Louisiana, being more particularly described by metes and bounds as follows:

Beginning at a found 3" iron pipe, recognized locally as the Northwest corner of Section 3, Township 9 South, Range 8 West, Southwestern Land District, Louisiana Meridian, Calcasieu Parish, Louisiana; thence run along and with the North line of said Northwest Quarter of Section 3, S 89°13'30" E for a distance of 1036.62'; thence leaving said North line of the Northwest Quarter of Section 3, S 07°00'00" E for a distance of 136.72'; thence S 05°35'46" E for a distance of 141.91'; thence S 03°58'33" W for a distance of 22.00'; thence S 75°57'33" W for a distance of 63.00'; thence S 07°00'00" E for a distance of 120.00'; thence S 72°55'24" W for a distance of 80.17'; thence S 50°29'24" E for a distance of 81.76'; thence S 28°39'01" W for a distance of 79.44'; thence S 06°35'50" W for a distance of 80.66'; thence S 29°44'31" E for a distance of 118.31'; thence S 52°00'00" E for a distance of 55.86'; thence S 70°00'00" E for a distance of 161.87'; thence S 30°00'00" W for a distance of 149.23'; thence S 46°08'33" for a distance of 48.20'; thence S 302°44'00" W for a distance of 22.00'; thence S 06°39'44" E for a distance of 17.95'; thence S 35°00'00" W for a distance of 141.08'; thence S 57°00'00" E for a distance of 53.49'; thence S 30°00'00" E for a distance of 110.50'; thence S 17°56'53" E for a distance of 20.05'; thence S 08°00'00" W for a distance of 100.06'; thence S 35°00'00" W for a distance of 153.94'; thence S 22°00'00" E for a distance of 123.29'; thence S 08°59'19" W for a distance of 17.13'; thence S 25°23'08" E for a distance of 22.00'; thence S 20°42'31" E for a distance of 55.60'; thence S 05°00'00" E for a distance of 163.08'; thence N 80°00'00" W for a distance of 11.95'; thence S 20°00'00" W for a distance of 168.97'; thence S 31°46'14" W for a distance of 14.27'; thence S 20°19'28" W for a distance of 22.00'; thence S 85°03'34" W for a distance of 37.80'; thence S 09°00'00" W for a distance of 177.57'; thence N 90°00'00" W for a distance of 100.88'; thence S 33°00'00" W for a distance of 94.33'; thence S 02°00'00" W for a distance of 252.65'; thence S 00°00'00" E for a distance of 146.43'; thence along and with said South line of Section 3, S 88°58'43" W for a distance of 634.01' to the West line of Section 3; thence along and with said West line of Section 3, S 01°31'39" E for a distance of 20.27' to a found 1/2" iron pipe being the West Quarter corner of Section 3, also being the Southwest corner of Governmental Lot 3, and also the Southeast corner of the Northeast Quarter of Section 4 on a Plot of Survey Vernon Myer for Suburban Forest No. 3, dated 5/30/1973; thence N 89°19'00" W for a distance of 200.80' to a found 1/2" iron pipe on the East right of way line of Theriot Road (now or formerly); thence along and with said East right of way line of Theriot Road, N 25°29'06" W for a distance of 240.11' to a found 3/4" rebar; thence leaving said East right of way line of Theriot Road run S 89°21'15" E for a distance of 298.33' to a found 3/4" iron pipe on the West line of Section 3; thence run along and with said West line of Section 3 the following two (2) courses: 1) thence N 01°31'31" W for a distance of 870.09'; 2) thence N 01°32'33" W for a distance of 1535.80' to the Point of Beginning, containing 54.75 acres, more or less, and being subject to the right of way of Theriot Road, and all rights or ways, easements, and servitudes, both recorded and unrecorded, visible, and invisible.



LEGEND

- Irons found in place
- 5/8" hole w/iron set in place
- Phase I Boundary Line
- - - Interior and adjacent lot lines
- Power poles
- Overhead electric lines
- Fences
- Centerline
- ROW
- (M) Measured
- (R) Record

Found 3" Iron Pipe
 Found 1/2" Iron Pipe
 Found 3/4" Rebar

NOTE:
 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.

THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X/AE".
 FEMA MAP PANEL NO.: 22019C-320F
 REVISION: 2/18/11

THE SURVEYOR AND RESTRICTIONS ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THIS PLAT IS NO REPRESENTATION THAT ALL APPLICABLE SERVICES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

I CERTIFY THIS SURVEY AND PLAT WAS PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION, AND THERE ARE NO VISIBLE ENCROACHMENTS EITHER WAY ACROSS THE PROPERTY OTHER THAN THOSE SHOWN HEREON, MADE AT THE REQUEST OF:

MO HANNIE
 Situated in:
 Governmental Lots 2 & 3 of Section 3,
 Township 9 South, Range 8 West and Lot 1 of
 Suburban Forest Subdivision No. 3 lying in the
 Southeast Quarter of the Northeast
 Quarter of Section 4, Township 9 South,
 Range 8 West, Southwestern Land District,
 Louisiana Meridian, Calcasieu Parish, Louisiana

DATE: 12/1/16 SCALE: 1"=100' NOTES: DRAWN BY: JHC CHECKED BY: JHC JOB NO.: 2141071-17 SHEET NO.: 1 OF 4

COLLINS
LAND
SURVEYORS

Licensed to Serve Louisiana, Texas, Arkansas, Mississippi, and Alabama

17742 Lake Charles Hwy.
 Leesville, LA 71446
 337-239-5902 office
 337-239-5903 fax

PRELIMINARY

This Survey Meets the Minimum Requirements for a Class "C" Survey According to the Louisiana Minimum Standards for Property Boundary Surveys.

Vigil T. Collins, P.L.S., LA #4390
 DATE OF FIELD SURVEY: