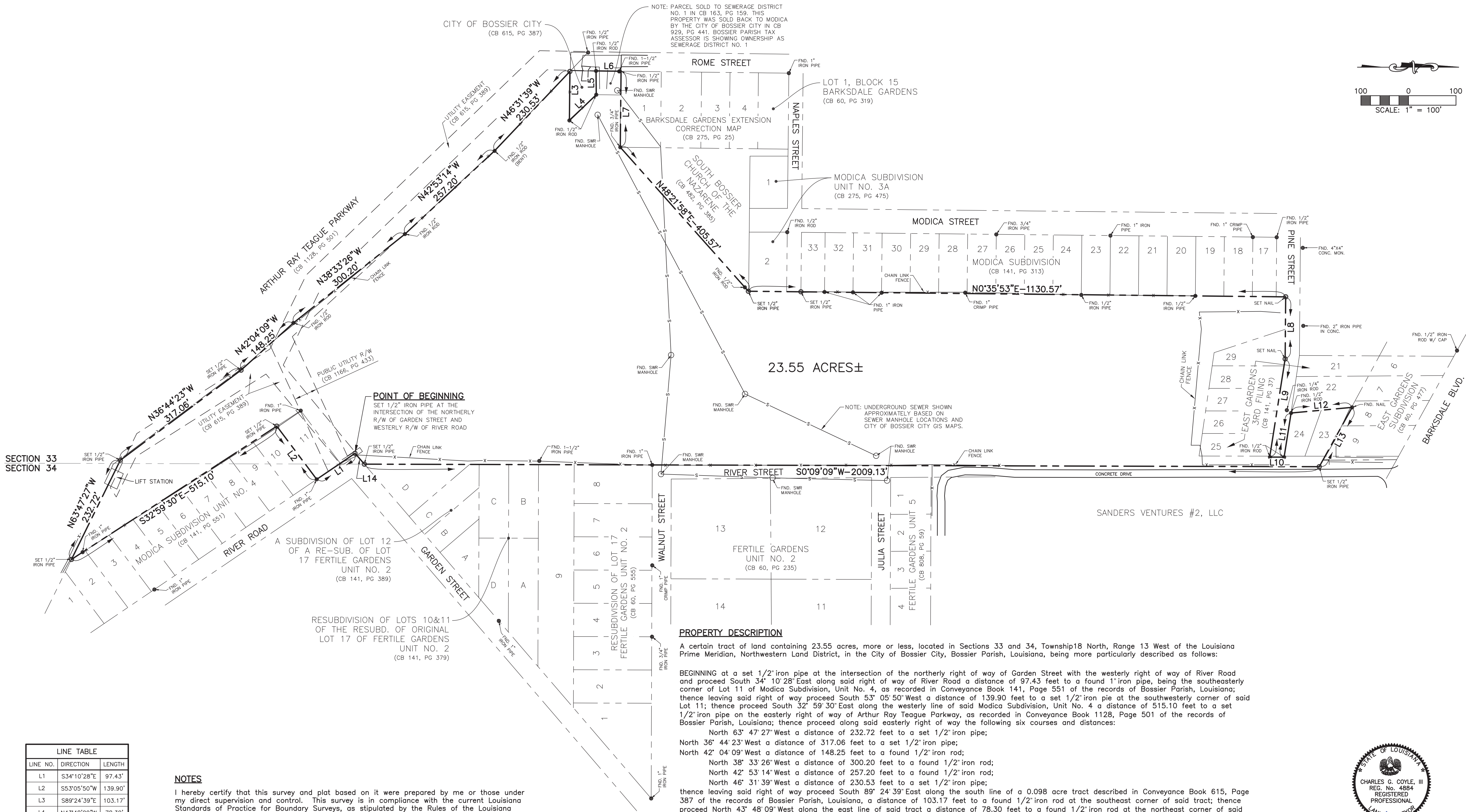


P:\219139\219139 BOUNDARY MAP SLG 04-2023.DWG



NOTES

I hereby certify that this survey and plat based on it were prepared by me or those under my direct supervision and control. This survey is in compliance with the current Louisiana Standards of Practice for Boundary Surveys, as stipulated by the Rules of the Louisiana Professional Engineering and Land Surveying Board in Chapter 29 of Title 46, Part LXI, for a Classification "C" Survey.

The Undersigned Surveyor and Coyle Engineering Co., Inc. do not guarantee title, ownership or that all servitudes of record or of use affecting this property are shown hereon. The surveyor was not provided any information by the client regarding servitudes, easements or rights of way for this property. The surveyor and Coyle Engineering Co., Inc. have not made a comprehensive title search or public record search in compiling the data for this map.

Adjoining ownership information obtained from Bossier Parish Tax Assessor records.

Bearings based on Louisiana Coordinate System of 1983, North Zone.

Coyle Engineering Co., Inc. is not responsible for any wetlands delineation or determination, environmental site assessment or subsurface conditions for this surveyed tract.

No attempt was made by Coyle Engineering Co., Inc. to locate or show any underground utilities on this survey.

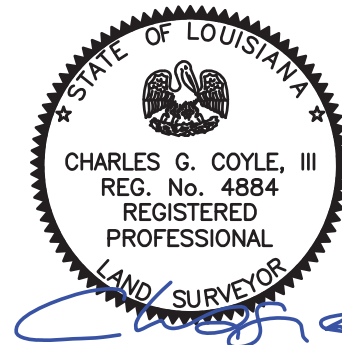
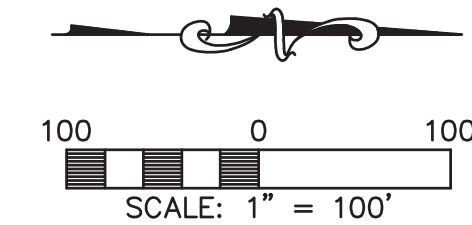
PROPERTY DESCRIPTION

A certain tract of land containing 23.55 acres, more or less, located in Sections 33 and 34, Township 18 North, Range 13 West of the Louisiana Prime Meridian, Northwestern Land District, in the City of Bossier City, Bossier Parish, Louisiana, being more particularly described as follows:

BEGINNING at a set 1/2" iron pipe at the intersection of the northerly right of way of Garden Street with the westerly right of way of River Road and proceed South 34° 10' 28" East along said right of way of River Road a distance of 97.43 feet to a found 1" iron pipe, being the southeasterly corner of Lot 11 of Modica Subdivision, Unit No. 4, as recorded in Conveyance Book 141, Page 551 of the records of Bossier Parish, Louisiana; thence leaving said right of way proceed South 53° 05' 50" West a distance of 139.90 feet to a set 1/2" iron pipe at the southwesterly corner of said Lot 11; thence proceed South 32° 59' 30" East along the westerly line of said Modica Subdivision, Unit No. 4 a distance of 515.10 feet to a set 1/2" iron pipe on the easterly right of way of Arthur Ray Teague Parkway, as recorded in Conveyance Book 1128, Page 501 of the records of Bossier Parish, Louisiana; thence proceed along said easterly right of way the following six courses and distances:

North 63° 47' 27" West a distance of 232.72 feet to a set 1/2" iron pipe;
North 36° 44' 23" West a distance of 317.06 feet to a set 1/2" iron pipe;
North 42° 04' 09" West a distance of 148.25 feet to a found 1/2" iron rod;
North 38° 33' 26" West a distance of 300.20 feet to a found 1/2" iron rod;
North 42° 53' 14" West a distance of 257.20 feet to a found 1/2" iron rod;
North 46° 31' 39" West a distance of 230.53 feet to a set 1/2" iron pipe;

thence leaving said right of way proceed South 89° 24' 39" East along the south line of a 0.098 acre tract described in Conveyance Book 615, Page 387 of the records of Bossier Parish, Louisiana, a distance of 103.17 feet to a found 1/2" iron rod at the southeast corner of said tract; thence proceed North 43° 48' 09" West along the east line of said tract a distance of 78.30 feet to a found 1/2" iron rod at the northeast corner of said tract; thence proceed South 89° 28' 00" West along the north line of said tract a distance of 50.07 feet to a found 1/2" iron rod on the east right of way of Rome Street; thence proceed North 00° 39' 41" East along said east right of way a distance of 52.64 feet to a found 1/2" iron pipe at the southwest corner of Lot 1, Barksdale Gardens Extension, as recorded in Conveyance Book 275, Page 25 of the records of Bossier Parish, Louisiana; thence leaving said right of way proceed South 89° 25' 26" East along the south line of said Lot 1 a distance of 160.08 feet to a found 3/4" iron pipe at the southeast corner of said Lot 1; thence proceed North 48° 21' 58" East a distance of 405.57 feet to a set 1/2" iron pipe at the southeast corner of Lot 2, Modica Subdivision, Unit 3A, as recorded in Conveyance Book 275, Page 475 of the records of Bossier Parish, Louisiana; thence proceed North 00° 35' 53" East along the east line of said Modica Subdivision, Unit No. 3A and the east line of Modica Subdivision, as recorded in Conveyance Book 141, Page 313 of the records of Bossier Parish, Louisiana, a distance of 1,130.57 feet to a set nail on the south right of way of Pine Street; thence proceed South 89° 30' 44" East along said right of way a distance of 130.67 feet to a set nail; thence proceed South 81° 03' 38" East along said right of way a distance of 209.17 feet to a found 1/2" iron rod at the northeast corner of Lot 25, East Gardens, 3rd Filing, as recorded in Conveyance Book 141, Page 37 of the records of Bossier Parish, Louisiana; thence proceed North 00° 09' 09" East a distance of 30.36 feet to a found 1/2" iron rod at the southeast corner of Lot 24 of East Gardens, 3rd Filing; thence proceed North 81° 03' 38" West a distance of 93.96 feet to a found 1/2" iron rod at the southwest corner of said Lot 24; thence proceed North 05° 18' 05" West a distance of 129.08 feet to a found nail at the northwest corner of Lot 23 of East Gardens, 3rd Filing; thence proceed South 61° 01' 11" East along the north line of said Lot 23 and a projection thereof a distance of 142.83 feet to a set 1/2" iron pipe on the east line of said Section 33; thence proceed South 00° 09' 09" West along said east line a distance of 2,009.13 feet to a set 1/2" iron pipe at the intersection of said east line with the northerly right of way of Garden Street; thence leaving said east line proceed South 49° 23' 05" West along the northerly right of way of Garden Street a distance of 30.08 feet to the POINT OF BEGINNING, all as further shown hereon, and being subject to the servitudes, easements and/or rights of way shown hereon and any and all others of record or of use, being the same property described in Instrument No. 1223870 of the records of Bossier Parish, Louisiana.



BOUNDARY SURVEY OF 23.55 ACRE TRACT IN SECTION 33 & 34, TOWNSHIP 18 NORTH, RANGE 13 WEST, BOSSIER CITY, BOSSIER PARISH, LOUISIANA.
FOR: 2 PACK DEVELOPMENT, LLP

COYLE ENGINEERING CO., INC.

SCALE: 1"=100'	DRAWN BY: SLG	CHECKED BY: CGC3	REV:
DATE: APRIL 27, 2023	FIELD BOOK	PROJECT NO. 219139	
3925 BENTON ROAD P.O. BOX 6177			
BOSSIER CITY, LOUISIANA 71171-6177			
PHONE (318) 746-8987			

SHEET 1 OF 1