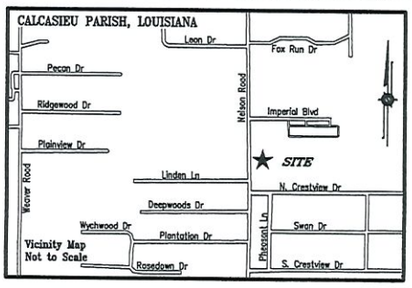
ALTA/NSPS SURVEY
BOUNDARY & TOPOGRAPHIC SURVEY

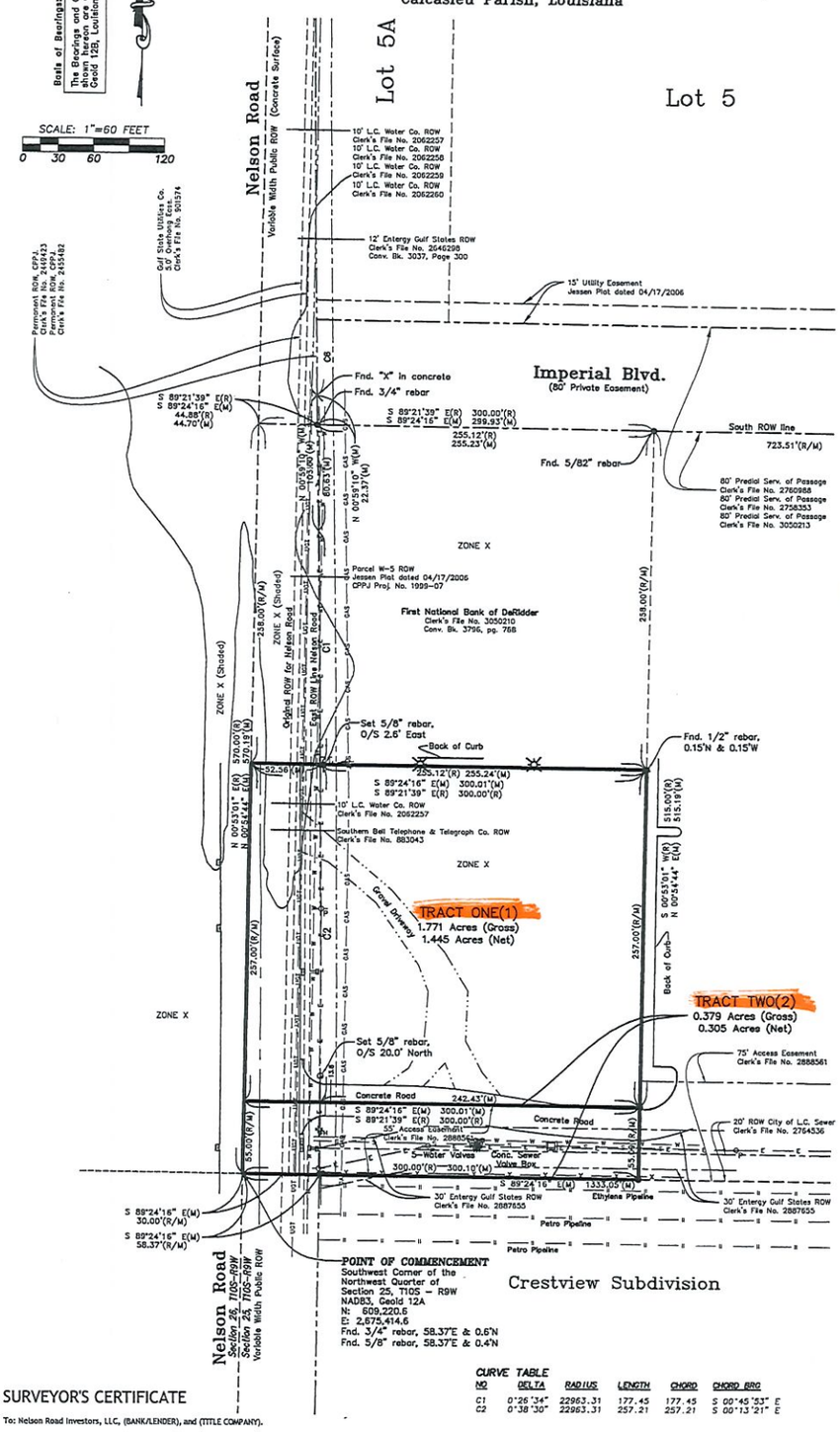
Situated in:

The Northwest Quarter (NW/4) and the Southwest Quarter of the Northeast Quarter (SW/4-NE/4) of Section 25, Township 10 South, Range 9 West, Southwestern Land District, Louisiana Meridian, Calcasieu Parish, Louisiana

Basis of Bearings: The Bearings and Coordinates shown hereon are based on NAD83, Geoid 12B, Louisiana South Zone

SCALE: 1"=60 FEET
0 30 60 120





RECORD LEGAL DESCRIPTION:

TRACT ONE(1)

That certain tract of parcel of land lying in the Northwest Quarter (NW/4) of Section 25, Township 10 South, Rang 9 West, Calcasieu Parish, Louisiana, being more particularly described as follows to-wit;

COMMENCING at the Southwest Corner of the Northwest Quarter (NW/4) of Section 25, Township 10 South, Range 9 West, Calcasieu Parish, Louisiana;

Thence North 00°52'01" East, along the West line of said Northwest Quarter (NW/4), for a distance of 55.00 feet, the POINT OF BEGINNING and Southwest Corner of herein described tract;

Thence continue North 00°53'01" East, along the West line of said Northwest Quarter (NW/4), for a distance of 515.00 feet to the Northwest Corner of herein described tract;

Thence South 89°23'39" East, parallel with the South line of said Northwest Quarter (NW/4), for a distance of 300.00 feet, the Northeast Corner of herein described tract;

Thence South 00°53'01" West, parallel with the West line of said Northwest Quarter (NW/4), for a distance of 515.00 feet to the Southeast Corner of herein described tract;

Thence North 89°23'29" West, parallel with the South line of said Northwest Quarter (NW/4), for a distance of 300.00 feet to the Point of Beginning.

Subject to a Public Road Right-of-way on the West side thereof.

Herein described tract containing 3.55 acres, more or less.

LESS AND EXCEPT, THE NORTH 258.00 FEET THEREOF, SOLD TO FIRST NATIONAL BANK IN DERIDDER, AS DESCRIBED IN CASH WARRANTY DEED, BEARING FILE NO. 3050210, FILE IN BOOK 3796, AT PAGE 768, OF THE PUBLIC RECORDS OF CALCASIEU PARISH, LOUISIANA, AND AS SHOWN ON PLAT OF SURVEY, DATED DECEMBER 7, 2011, PREPARED BY BENSON W. WYLVEST, JR., REGISTERED SURVEYOR.

TRACT TWO(2)

That certain tract or parcel of land lying in the Northwest Quarter (NW/4) of Section 25, Township 10 South, Range 9 West, Calcasieu Parish, Louisiana, being more particularly described as follows, to-wit:

BEGINNING at the Southwest Corner of the Northwest Quarter (NW/4) of Section 25, Township 10 South, Range 9 West, Calcasieu Parish, Louisiana;

Thence North 00°53'01" East, along the West line of said Northwest Quarter (NW/4), for a distance of 55.00 feet;

Thence South 89°23'39" East, parallel with the South line of said Northwest Quarter (NW/4), for a distance of 300.00 feet;

Thence South 00°53'01" West, for a distance of 55.00 feet;

Thence North 89°23'39" West, along the South line of said Northwest Quarter (NW/4), for a distance of 300.00 feet to the Point of Beginning;

Subject to a Public Road Right-of-way on the West side thereof.

Herein described tract containing 0.379 acres, more or less.

LEGEND OF SYMBOLS:

Sq.	SQUARE	—UGT—	UNDERGROUND TELEPHONE	SCO	SEWER CLEANOUT
N.	NORTH	—E—	OVERHEAD ELECTRIC	S	SEWER MANHOLE
S.	SOUTH	—UGE—	UNDERGROUND ELECTRIC	D	STORM DRAIN MANHOLE
E.	EAST		AC UNIT ON CONC.		STORM DRAIN
W.	WEST	FH	FIRE HYDRANT		SIGN
°	DEGREES	WV	WATER VALVE		INGRESS - EGRESS
'	FEET OR MINUTES	WM	WATER METER	Vol.	VOLUME
"	INCHES OR SECONDS	T	TELEPHONE PEDESTAL	Pg.	PAGE
(R)	RECORD	P	POWER POLE	(C)	CALCULATED
(M)	MEASURE	MP	METER POLE	— X —	FENCE LINE
(T)	TITLE	UP	UTILITY POLE	— W —	WATER LINE
(P)	PLAT	ROW	RIGHT OF WAY	— S —	SEWER LINE
℄	CENTERLINE		TRANSFORMER ON SLAB	—GAS—	UNDERGROUND GAS
●	FOUND ROD IN PLACE			— T —	UNDERGROUND TELEPHONE
○	SET 5/8" IRON ROD W/CAP				
	LAMPPOLE				

General Survey Notes

1. This survey was made in accordance with laws and/or Minimum Standards of the State of Louisiana.
2. The basis of bearing for this survey is State Plane Coordinates, NAD 83, as shown hereon.
3. The property described hereon is the same as the property described in (Title Insurance Company), Commitment No. _____ with an effective date of _____ and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.
4. Said described property is located within an area having a Zone Designation X and X Shaded, by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No.22019C0490F, with a date of identification of February 18, 2011, for Community No.220037 and 220040, in Calcasieu Parish and the City of Lake Charles, State of Louisiana, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
5. The Property has direct access to Nelson Road, a public right of way and on a provated concrete road, located on Tracts One(1) and Two(2), as shown hereon.
6. There is no observed evidence of current earth moving work, building construction or building additions [except as shown or noted hereon].
7. There are no proposed changes in street right of way lines, according to Calcasieu Parish Police Jury. There is no observed evidence of recent street or sidewalk construction or repairs.
8. There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill.
9. Utility Note: Observed evidence of utilities and utilities as marked by others, has been shown hereon, pursuant to Section 5 Paragraph E (iv) of the ALTA/NSPS Minimum Standard Detail Requirements. Locations shown are approximate and a 811 call shall be performed , prior to any excavation.
10. *No apparent* wetlands are located on the subject property according to the U.S. Fish and Wildlife Service National Wetlands Inventory located at www.fws.gov/wetlands.

CURVE TABLE

NO	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
C1	0°26'34"	22963.31	177.45	177.45	S 00°45'53" E
C2	0°38'30"	22963.31	257.21	257.21	S 00°13'21" E

SURVEYOR'S CERTIFICATE

To: Nelson Road Investors, LLC, (BANK/LENDER), and (TITLE COMPANY).

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 3, 4, 8, 11, 16, 18 and 19 of Table A thereof. The field work was completed on July 3, 2019.

George A. Evans, Jr.,
Registered Land Surveyor No. 4750
in the State of Louisiana
Date of Plat or Map: 07/19/2019
Date of Last Revision:
Survey Performed By:
Collins & Associates Land Surveyors Inc
1230 2nd Street
Lake Charles, LA 70601
Phone: 337-602-6970
Fax: 337-602-6013
Email: george@collinslandsurveyors.com

STATE OF LOUISIANA
GEORGE A. EVANS, JR.
REG. No. 4750
REGISTERED PROFESSIONAL
LAND SURVEYOR

COLLINS JOB NO. 219122-ALTA

LIST OF POSSIBLE ENCROACHMENTS

(A) NONE FOUND.

LAND AREA:

The subject property surveyed contains a combined total area of 2.150 acres (93,659.6 square feet), more or less, with 0.400 acres (17,425.6 square feet), more or less, in the road right-of-way of Nelson Road, for a net area of 1.750 acres (76234.0 square feet), more or less.

ALTA/NSPS LAND TITLE SURVEY

Site:
NELSON ROAD INVESTORS, LLC
TBD Nelson Road
Lake Charles, Louisiana

THIS SURVEY MEETS THE MINIMUM REQUIREMENTS FOR A CLASS "A" SURVEY ACCORDING TO THE "LOUISIANA A MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS."