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## **PROPERTY DESCRIPTION**

A **0.527 Acre**, more or less, tract or parcel of land situated in Section 16, Township 17 North, Range 7 East of the Land District North of Red River, Richland Parish, Louisiana and is more particularly described as follows:

**BEGINNING** at the Northwest corner of that tract or parcel conveyed to Deep Pockets Investment, Inc. in Instrument #385553 of the records of Richland Parish, Louisiana monumented with a found 5/8" iron rod; thence, proceed N 89°38'48" E, a distance of 121.19 feet to a found 5/5" iron rod; thence, proceed S 06°02'21" W, a distance of 233.56 feet to a set 1/2" iron rod; thence, proceed N 82°53'21" W, a distance of 90.44 feet to a set 1/2" iron rod; thence, proceed along a curve to the left having an Arc of 118.95 feet, a Radius of 308.50 feet and a Chord of N 01°29'54" E – 118.91 feet to a found 5/8" iron rod; thence, continue along a curve to the left having an Arc of 11.29 feet, a Radius of 989.93 feet and a Chord of N 01°26'16" W – 11.29 feet to a found 5/8" iron rod; thence, continue along a curve to the left having an Arc of 90.70 feet, a Radius of 1303.50 feet and a Chord of N 06°08'12" W – 90.68 feet to the **POINT OF BEGINNING**.

The above described parcel of land is subject to any rights-of-way, easements or servitudes, either of record or of use and is based on a Property Boundary Survey [S148955] for Deep Pockets Investments, Inc., performed and prepared by **Anderson Land Surveying, L.L.C.**, Bradford P. Anderson, P.L.S. #5078, dated June 16, 2025.



**S148955DS1**