

| REVISIONS  | BY  |
|------------|-----|
| 04/05/2019 | MPC |
| 01/23/2023 | MPC |
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MAP OF SURVEY PREPARED FOR  
**SCHOONOVER INVESTMENTS, L.P.**  
 Bossier Parish, Louisiana



**RALEY AND ASSOCIATES, INC.**

Civil & Structural  
 Engineering,  
 Surveying, Planning  
 & Consulting

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 Bossier City, LA 71111

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[www.raleyanassociates.com](http://www.raleyanassociates.com)

DATE: 03/08/2019  
 SCALE: 1" = 300'  
 DRAWN: MPC  
 CHECKED: TAS  
 JOB: 19043  
 SHEET:

1

OF 1 SHEET

ADDED APPARENT PIPE LINE RIGHT OF WAY AND RECORDING INFORMATION.

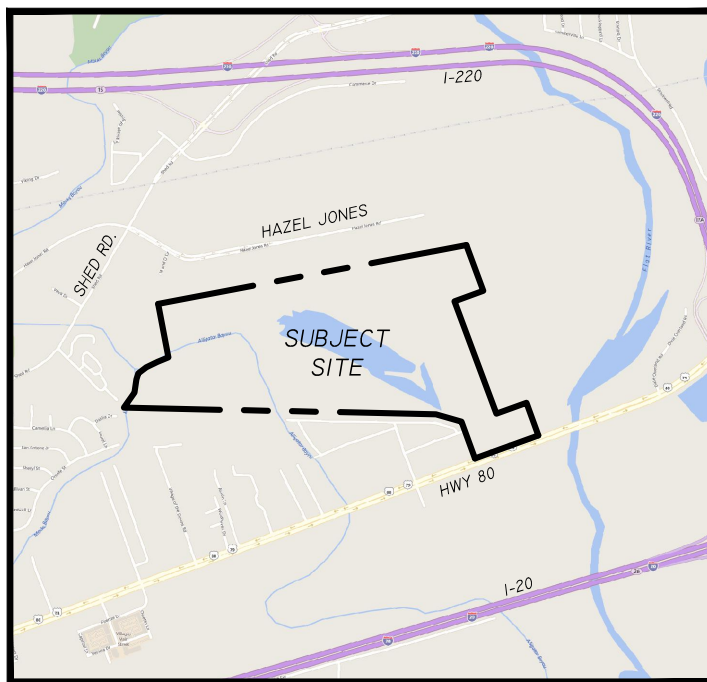
ADDED TITLE EXCEPTIONS ONLY, NO FIELDWORK OR SITE INSPECTION WAS PERFORMED. DATED OF SURVEY IS STILL FEB. 2019.

POINT OF COMMENCEMENT  
 INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF HAZEL JONES DRIVE AND THE EASTERLY RIGHT OF WAY LINE OF SHED AS RECORDED IN BOOK 583, PAGES 72, 73 AND 74 OF THE RECORDS OF BOSSIER PARISH, LOUISIANA.

**SCHEDULE B - PART II EXCEPTIONS**  
 AS PER TITLE COMMITMENT FILE NO.: 230181101, ISSUED BY CHICAGO TITLE INSURANCE COMPANY, DATED DEC. 12, 2022

- MINERAL RESERVATION CONTAINED IN DEED FROM CECIL V. WOODWARD TO J.D. CARUTHERS, ET AL., DATED OCTOBER 28, 1957, FILED UNDER REGISTRY NO. 118707, CONVEYANCE BOOK 268, PAGE 83, RECORDS OF BOSSIER PARISH, LOUISIANA. AFFECTS PROPERTY AS SHOWN.
- MINERAL RESERVATION CONTAINED IN DEED FROM WEYMAN H. ODEN, SR. TO WEYMAN H. ODEN, JR., ET AL., DATED JUNE 26, 1961, FILED UNDER REGISTRY NO. 148830, CONVEYANCE BOOK 328, PAGE 83, RECORDS OF BOSSIER PARISH, LOUISIANA. AFFECTS PROPERTY AS SHOWN.
- OIL, GAS AND MINERAL LEASE IN FAVOR OF BARNWELL, INC., DATED JULY 12, 1961, FILED UNDER REGISTRY NO. 149271, CONVEYANCE BOOK 316, PAGE 83, RECORDS OF BOSSIER PARISH, LOUISIANA. AFFECTS PROPERTY AS SHOWN.
- OIL, GAS AND MINERAL LEASE IN FAVOR OF BARNWELL, INC., DATED JULY 12, 1961, FILED UNDER REGISTRY NO. 149272, CONVEYANCE BOOK 316, PAGE 87, RECORDS OF BOSSIER PARISH, LOUISIANA. AFFECTS PROPERTY AS SHOWN.
- ROAD RIGHT OF WAY FOR SWAN LAKE ROAD IN FAVOR OF THE PARISH OF BOSSIER DATED AUGUST 3, 1963, FILED UNDER REGISTRY NO. 168060, CONVEYANCE BOOK 372, PAGE 99, RECORDS OF BOSSIER PARISH, LOUISIANA. DOES NOT AFFECT PROPERTY.
- MINERAL RESERVATION CONTAINED IN EXCHANGE DEED BETWEEN RAY P. ODEN, JR., ET AL., AND VEVA OZLEY CARUTHERS, ET AL., DATED DECEMBER 23, 1963, FILED UNDER REGISTRY NO. 170044, CONVEYANCE BOOK 577, PAGE 291, RECORDS OF BOSSIER PARISH, LOUISIANA. AFFECTS PROPERTY BLANKET IN NATURE.
- RIGHT OF WAY IN FAVOR OF SOUTHWESTERN LOUISIANA ELECTRIC POWER COMPANY, DATED OCTOBER 14, 1965, FILED UNDER REGISTRY NO. 188536, CONVEYANCE BOOK 406, PAGE 362, RECORDS OF BOSSIER PARISH, LOUISIANA. AFFECTS PROPERTY AS SHOWN.
- DEDICATION MAP IN FAVOR OF THE PUBLIC, DATED MAY 16, 1968, FILED UNDER REGISTRY NO. 208261, CONVEYANCE BOOK 339, PAGE 503, RECORDS OF BOSSIER PARISH, LOUISIANA. DOES NOT AFFECT PROPERTY.
- SERVITUDES IN FAVOR OF STATE OF LOUISIANA, DEPARTMENT OF HIGHWAYS, DATED SEPTEMBER 15, 1970, FILED UNDER REGISTRY NO. 227952, CONVEYANCE BOOK 462, PAGE 325, RECORDS OF BOSSIER PARISH, LOUISIANA. DOES NOT AFFECT PROPERTY.
- RIGHT OF WAY IN FAVOR OF SOUTHWESTERN ELECTRIC POWER COMPANY, DATED MARCH 12, 1976, FILED UNDER REGISTRY NO. 284512, CONVEYANCE BOOK 559, PAGE 893, RECORDS OF BOSSIER PARISH, LOUISIANA. DOES NOT AFFECT PROPERTY.
- MINERAL RESERVATION CONTAINED IN DEED FROM JOHN D. CARUTHERS, JR., ET AL., TO BOSSIER PARISH POLICE JURY, DATED DECEMBER 20, 1976, FILED UNDER REGISTRY NO. 29391, CONVEYANCE BOOK 577, PAGE 66, RECORDS OF BOSSIER PARISH, LOUISIANA. DOES NOT AFFECT PROPERTY.
- RIGHT OF WAY IN FAVOR OF SOUTHWESTERN ELECTRIC POWER COMPANY, DATED NOVEMBER 7, 1977, FILED UNDER REGISTRY NO. 305696, CONVEYANCE BOOK 596, PAGE 72, RECORDS OF BOSSIER PARISH, LOUISIANA. DOES NOT AFFECT PROPERTY.
- RIGHT OF WAY IN FAVOR OF CITY OF BOSSIER CITY, DATED JANUARY 14, 1978, FILED UNDER REGISTRY NO. 308656, CONVEYANCE BOOK 583, PAGE 75, RECORDS OF BOSSIER PARISH, LOUISIANA. DOES NOT AFFECT PROPERTY.
- EASEMENT IN FAVOR OF THE PUBLIC, DATED SEPTEMBER 5, 1985, FILED UNDER REGISTRY NO. 426099, CONVEYANCE BOOK 830, PAGE 577, RECORDS OF BOSSIER PARISH, LOUISIANA. AFFECTS PROPERTY AS SHOWN.
- RIGHT OF WAY IN FAVOR OF SOUTHWESTERN ELECTRIC POWER COMPANY, DATED MAY 14, 1998, FILED UNDER REGISTRY NO. 655414, CONVEYANCE BOOK 1156, PAGE 374, RECORDS OF BOSSIER PARISH, LOUISIANA. DOES NOT AFFECT PROPERTY.
- UTILITY EASEMENT DEDICATION IN FAVOR OF THE PUBLIC, DATED SEPTEMBER 11, 2001, FILED UNDER REGISTRY NO. 731518, CONVEYANCE BOOK 1207, PAGE 168, RECORDS OF BOSSIER PARISH, LOUISIANA. DOES NOT AFFECT PROPERTY.
- SERVITUDE AGREEMENT BY AND BETWEEN CELLIXION, LLC AND SCHOONOVER INVESTMENTS, L.P., DATED AUGUST 16, 2007, FILED UNDER REGISTRY NO. 907359, CONVEYANCE BOOK 1415, PAGE 515, RECORDS OF BOSSIER PARISH, LOUISIANA. DOES NOT AFFECT PROPERTY.
- OIL, GAS AND MINERAL LEASE IN FAVOR OF TWIN CITIES DEVELOPMENT, LLC, DATED JULY 8, 2008, FILED UNDER REGISTRY NO. 934174, CONVEYANCE BOOK 1450, PAGE 413, RECORDS OF BOSSIER PARISH, LOUISIANA. AFFECTS PROPERTY BLANKET IN NATURE.
- MULTIPLE INDEBTEDNESS MORTGAGE BETWEEN SCHOONOVER INVESTMENTS, L.P., AS MORTGAGOR, AND BUSINESS FIRST BANK, AS MORTGAGEE, DATED NOVEMBER 20, 2014, FILED AND RECORDED NOVEMBER 24, 2014 UNDER REGISTRY NUMBER 1109829 IN THE MORTGAGE RECORDS OF BOSSIER PARISH, LOUISIANA. AFFECTS PROPERTY BLANKET IN NATURE.

**VICINITY MAP**



**REFERENCE SURVEYS**

- MAP OF SURVEY BY JOHN R. BOWMAN, DATED APRIL 12, 1966
- MAP OF SURVEY BY ROBERT E. JONES & ASSOC., DATED OCTOBER 5, 1976
- MAP OF SURVEY BY COYLE ENGINEERING CO., INC., DATED AUGUST 24, 1988
- MAP OF SURVEY BY ROGER C. WILKINSON, DATED MAY 9, 1994
- MAP OF SURVEY BY COYLE ENGINEERING CO., INC., DATED FEBRUARY 11, 1998
- ALTA/ACSM LAND TITLE SURVEY BY COYLE ENGINEERING CO., INC., DATED JULY 10, 2008

**NOTES**

THE BASIS OF BEARINGS USED FOR THIS MAP IS GRID, ESTABLISHED FROM THE LOUISIANA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 1983 (2011) POSITION (EPOCH 2010.00) ADJUSTMENT, AS DETERMINED FROM CAGNET RTN. TO ROTATE TO DEED BEARINGS ROTATE  $\pm 11.001045^\circ$ .

BOUNDARY BASED ON CASH SALE DEED AS RECORDED IN BOOK 1217, PAGE 706, OF THE CONVEYANCE RECORDS OF BOSSIER PARISH, LOUISIANA.

SURVEYOR DOES NOT GUARANTEE THAT ALL SERVITUDES OF RECORD OR USE AFFECTING THIS PROPERTY ARE SHOWN ON THIS SURVEY. THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE INFORMATION PROVIDED TO THIS FIRM. THE SURVEYOR HAS NOT MADE A TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE ARE EXISTING APPARENT EASEMENTS AND SERVITUDES. SURVEYOR RECOMMENDS A TITLE RESEARCH BE PERFORMED TO FIND ALL EASEMENTS AND SERVITUDES THAT AFFECT THIS PROPERTY.

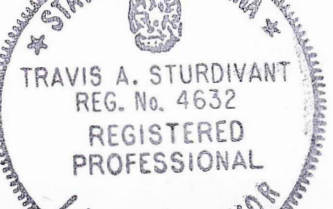
SUBJECT SURVEY IS LOCATED IN ZONES "X" AND "AE", AS PER GRAPHIC PLOTTING OF FIRM MAP NO. S 22015C0416D AND 22015C0417D, DATED: 09/26/2008.

SUBJECT SITE IS ZONED R-A AND B-3.

THIS SURVEY DOES NOT GUARANTEE TITLE OR OWNERSHIP.

PROPERTY WAS SURVEYED UNDER THE RESPONSIBLE CHARGE OF THE UNDERSIGNED AND IN ACCORDANCE WITH THE LA. STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "B" SURVEY. THE FIELD WORK WAS COMPLETED ON FEBRUARY 19, 2019.

Travis A. Sturdivant  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 LOUISIANA LICENSE NO. 4632

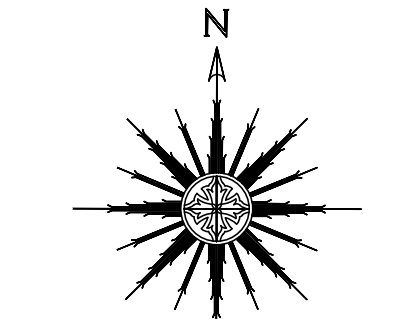


**LEGAL DESCRIPTION**

SURVEY OF A TRACT OF LAND LOCATED IN SECTION 13, TOWNSHIP 18 NORTH, RANGE 13 WEST, AND SECTION 18, TOWNSHIP 18 NORTH, RANGE 12 WEST, BOSSIER PARISH, LOUISIANA, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF HAZEL JONES DRIVE AND THE EASTERLY RIGHT OF WAY LINE OF SHED ROAD AS RECORDED IN BOOK 583, PAGES 72, 73 AND 74 OF THE RECORDS OF BOSSIER PARISH, LOUISIANA; RUN THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE OF SHED ROAD SOUTH 29°57'06" WEST A DISTANCE OF 1286.44 FEET TO A FOUND CONCRETE MONUMENT, THENCE RUN SOUTH 60°25'10" EAST A DISTANCE OF 249.95 FEET TO A FOUND CONCRETE MONUMENT, THENCE RUN NORTH 79°10'44" EAST A DISTANCE OF 900.12 FEET TO A FOUND 1/2" IRON PIPE AT THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED.

FROM SAID POINT OF BEGINNING, RUN THENCE NORTH 79°09'49" EAST A DISTANCE OF 4705.61 FEET TO A FOUND CONCRETE MONUMENT, THENCE RUN SOUTH 20°14'21" EAST A DISTANCE OF 731.80 FEET TO A FOUND 1" IRON PIPE, THENCE RUN SOUTH 69°37'42" WEST A DISTANCE OF 460.42 FEET TO A FOUND 1" IRON PIPE IN CONCRETE, THENCE RUN SOUTH 20°28'06" EAST A DISTANCE OF 1793.23 FEET TO A FOUND 1" IRON PIPE IN CONCRETE, THENCE RUN NORTH 70°12'37" EAST A DISTANCE OF 477.97 FEET TO A FOUND 3/4" IRON PIPE, THENCE RUN SOUTH 20°02'46" EAST A DISTANCE OF 519.84 FEET TO A FOUND 1/2" IRON PIPE ON THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 80, THENCE RUN ALONG SAID NORTHERLY RIGHT OF WAY LINE SOUTH 69°57'18" WEST A DISTANCE OF 1009.09 FEET TO A FOUND 1/2" IRON PIPE CRIMP TOP, THENCE RUN NORTH 19°55'52" WEST A DISTANCE OF 589.35 FEET TO A FOUND 1/2" IRON PIPE CRIMP TOP, THENCE RUN NORTH 74°08'59" WEST A DISTANCE OF 400.65 FEET TO A FOUND 3/4" IRON PIPE CRIMP TOP, THENCE RUN NORTH 88°48'06" WEST A DISTANCE OF 4678.58 FEET TO THE APPROXIMATE CENTERLINE OF MACK'S BAYOU, THENCE RUN ALONG SAID APPROXIMATE CENTERLINE THE FOLLOWING SIX CALLS: NORTH 35°28'03" EAST A DISTANCE OF 279.65 FEET, NORTH 08°02'39" EAST A DISTANCE OF 198.78 FEET, NORTH 16°56'34" EAST A DISTANCE OF 95.78 FEET, NORTH 54°18'13" EAST A DISTANCE OF 150.37 FEET, NORTH 62°32'24" EAST A DISTANCE OF 184.58 FEET, NORTH 68°34'16" EAST A DISTANCE OF 174.84 FEET, THENCE RUN NORTH 10°49'29" WEST A DISTANCE OF 814.89 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 242.599 ACRES.



0 150 300 450 600  
 SCALE: 1" = 300'

**LEGEND**

- FOUND CORNER
- SAN. MANHOLE
- SIGN (TYPE NOTED)
- FEMA FLOOD ZONE "AE"
- FEMA FLOODWAY
- FND. - FOUND
- PROP. - PROPERTY
- CONC. - CONCRETE
- I.P. - IRON PIPE
- I.R. - IRON ROD
- CT - CRIMP TOP
- X - X - EXIST. BARB WIRE FENCE
- S - S - EXIST. SANITARY SEWER LINE
- G - G - EXIST. PETROLEUM LINE
- OHE - OHE - EXIST. OVERHEAD ELEC. LINE
- PROPERTY LINE
- EXIST. SERVITUDE/EASEMENT
- POWER POLE
- GUY ANCHOR