

SURVEY LEGEND

Type of Development.....Commercial

Zoning.....MN-1 (Mixed Use Neighborhood)

Minimum Area.....0.812 Acre

Minimum Frontage.....94.05'

Number of Lots.....1

Streets.....Existing asphalt

Electricity.....LUS

Water.....LUS

Sewer.....LUS

Communications.....Cox/AT&T

Gas.....Atmos Energy

Drainage.....Open Ditch/Underground Drainage (existing)

Found 5/8" Iron Rod

Found 1/2" Iron Rod

X X Fences

P P Overhead Powerline

ss Evidence of sewer line

o Evidence of gas line

Water Valve

Fire Hydrant

Sewer Manhole

TYPICAL UTILITY SERVITUDE DETAIL
SCALE: 1" = 20'

LINE TABLE		
Line No.	Direction	Distance
L1	S42° 36' 13"W	49.89'
L2	S42° 47' 04"W	50.11'
L3	S46° 44' 19"E	50.34'
L4	S46° 08' 56"E	50.43'

R 5 E
SECTION 43

T
10
S

Notes:
1. Scope of work does not include wetlands determinations, servitudes, easements or rights-of-way, unless specifically noted with accompanying recorded document.
2. Bearings and distances are based on the Louisiana State Plane Coordinate System of NAD 1983 (2011), South Zone.

This survey was performed on the ground by myself and/or under my direct supervision and control. The survey is in accordance with applicable standard "Class C" for a property boundary survey as adopted by the Louisiana Professional Engineering and Land Surveying Board, LAC 46:LXI.Chapter 29, §2907.

PRELIMINARY - FOR REVIEW ONLY
Not for recordation, conveyance or sales.

TERRY J. ORTEGO (terryortego@seengineers.com)
REGISTERED LAND SURVEYOR NO. 5144
STATE OF LOUISIANA
SOUTHEAST ENGINEERS & LAND SURVEYORS (seengineers.com)
108 PARK WEST DRIVE, SCOTT, LA 70583
337-266-9500
C3D M-1 T10SR5ES43 Caleb Guillory (SELS-26-0599).dwg

FLOOD ZONE INFORMATION:
According to the Federal Emergency Management Agency, FIRM Panel No. 22055C0200J effective December 21, 2018, the surveyed property lies in Zone X, which is not considered a special flood hazard area.

Reference Documents:
1. Cash Sale recorded under 2025-38957 in the records of Lafayette Parish Clerk of Courts.
2. Plat of Survey prepared by Benjamin Langlinais, P.L.S., dated November 5, 2021, and recorded under File No. 2022-24568 in the records of Lafayette Parish Clerk of Courts.

COMMERCIAL DEVELOPMENT
OWNER/APPLICANT:
CWG Development, LLC
c/o Caleb Guillory
104 Henry James Court
Youngsville, LA 70592
337/258-7029

PLAT OF SURVEY
SHOWING
LOT 1 of WALLIS OAKS
(COMMERCIAL)

SITUATED IN SECTION 43, T. 10 S., R. 5 E.
CITY OF LAFAYETTE PARISH, LOUISIANA

May 6, 2026