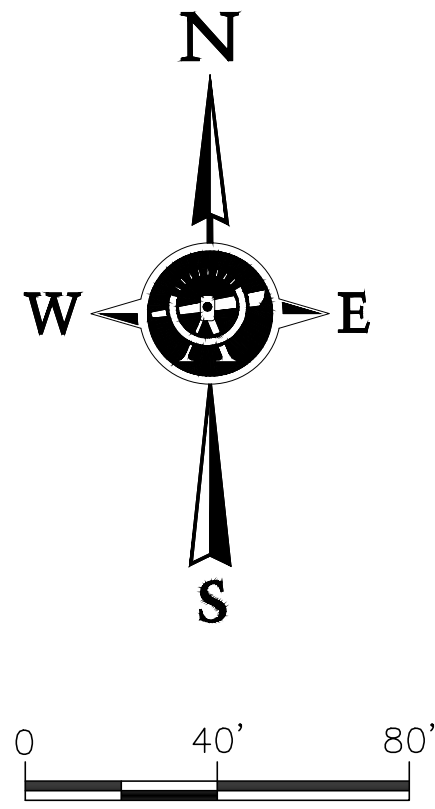




- Property Line
Right of Way Line
Servitude Line
OH-E Overhead Electric
OH-ETC Overhead Elec., Tele. & Cable
OH-ET Overhead Electric & Tele.
X Fence Line
Found Iron Pipe/Rod
Found Highway Monument
Power Pole
Guy Anchor
Pole Mounted Transformer
Metal Power Pole
Electric Meter
Electrical Box
Area Light
Air Conditioner Unit
Sign
Ballard
Pipe Stub-Up
Fire Hydrant
Water Meter
Water Valve
Gas Meter
Telephone Pedestal
Telephone Switch Box
Cable Pedestal
Sewer Manhole
Drain Inlet
Catch Basin
Drain Manhole
Fiber Optic Sign
Pipeline Sign
FND Found
IP Iron Pipe
CLF Chain Link Fence
WDF Wood Fence
Asphalt Pavement
Concrete Pavement

REMAINDER OF
TRACT 1
(24.659 ac.)
(1,074,166 sq.ft.)

SET 1/2" IP

PROPOSED
TRACT 1-A
(4.969 ac.)
(216,469 sq.ft.)

80'x100' PRIVATE SHARED
SERVITUDE OF ACCESS

FND 1/2" IP

SET 1/2" IP

S 01°34'09" W
134.32'

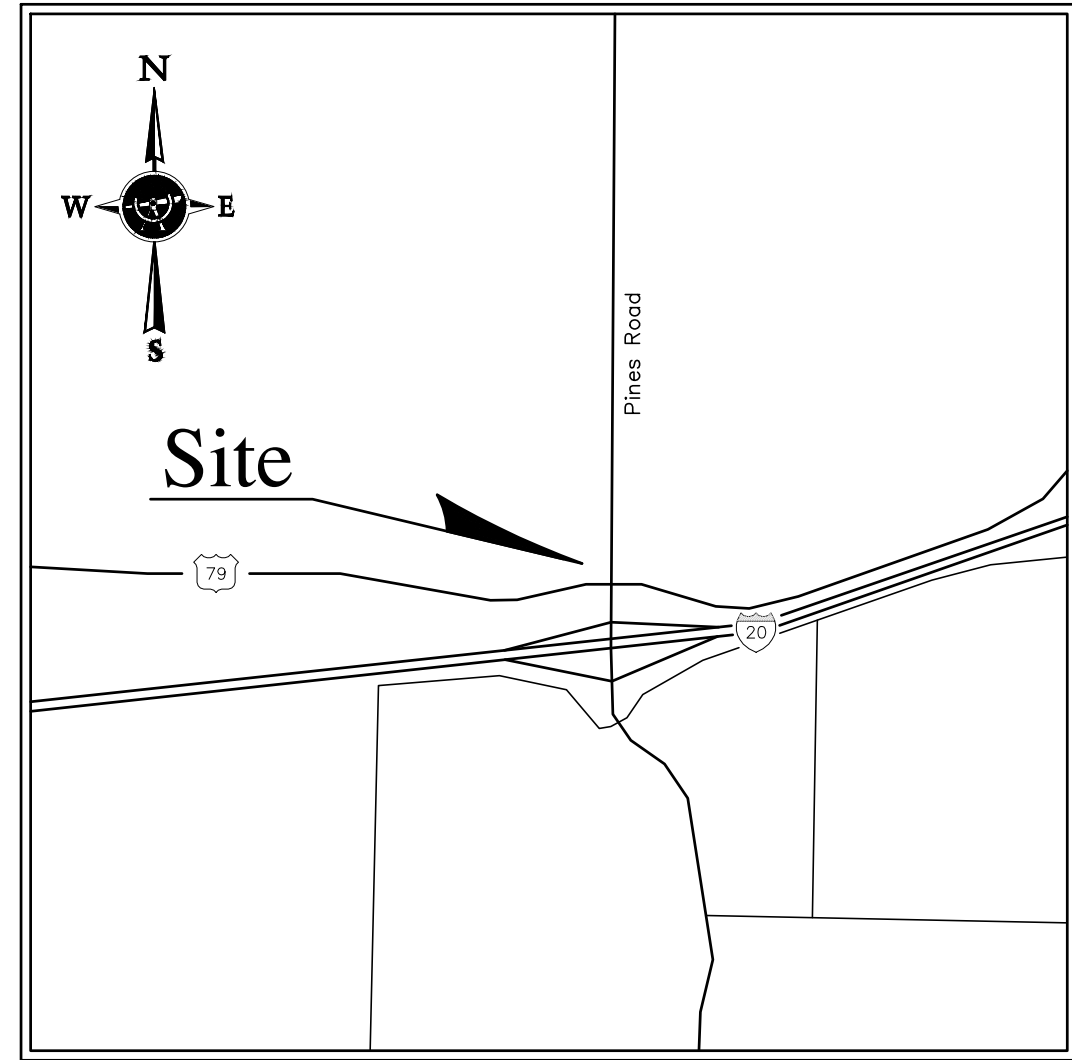
S 00°52'34" W
360.68'

S 45°21'57" W
42.63'
P.O.C. / P.O.B.
(AS SURVEYED)

S 64°30'54" W
33.10'
N 88°29'32" W
152.07'

GREENWOOD RD
(US HWY 79/80)
(R/W VARIES)(PUBLIC)
(CONCRETE)

PINES ROAD
(R/W VARIES)(PUBLIC)
(CONCRETE)



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

- Flood Note: In accordance with FEMA Flood Insurance Rate Map Panel No. 22017C0453H for Caddo Parish Louisiana, last revised 5/19/2014, the property shown hereon is located in Flood Zone "X". Nearest adjacent Base Flood Elevation = 204.5 feet (NAVD 1988). The current base flood and inundation elevations are subject to change and should be verified with the Department of Development prior to issuance of building permits.
- FLOOD AREAS DEFINED:
Zone "X": Areas determined to be outside the 0.2% annual chance flood plain.
Flood Insurance Rate Maps are revised frequently and can be found online at: msc.fema.gov
- Zoning information should be verified with City/Parish Planning Commission.
- Reference Maps:
A. 3 Tracts located in the Northeast corner of Section 23, Township 17 North, Range 15 West Caddo Parish, Louisiana by Frank J. Raley dated 4-21-99.
B. State of Louisiana Department of Highways Right of Way Property Map of Proposed State Highway State Porpject No. 451-01-35 Federal Aid Project No. 1-20-1(79) 10 Pines Road Interchanve (Route 1-20) Caddo Parish by Harrod H. McClelland dated 10-10-72.
C. New Day Recovery Commercial Subdivision for a subdivision of a portion of lots 3, 4, 5, and 6 of Nichols subdivision as recorded in Book 50, Page 367 of the conveyance recors of Caddo Parish, Louisiana by Thomas J. Fontcuberta. dated 9/7/17.
- (*) represents the Basis of Bearings. Bearings are based on reference map "A" (above). Distances are U.S. Survey Feet.
- The Coordinate System is referenced to the Louisiana State Plane Coordinate System, North Zone, NAD 83. Distances are U.S. Survey Feet.
- No attempt has been made by LandSource, Inc., to verify title, actual legal ownerships, deed restrictions, servitudes, easements, or other burdens on the property other than that furnished by the client or his representative.
- Utilities: The location of underground utilities was not in the scope of this survey.
- There was no observable evidence of earth moving work, building construction or building additions at the time of this survey.
- To the best of my knowledge, there were no changes in street right of way lines either competed or proposed and no observable evidence of recent street or sidewalk construction or repairs.

CERTIFICATION:

This is to certify to RaceTrac, Inc.; Del Lago Ventures, Inc., a Georgia Corporation; Old Republic National Title Insurance Company; and Bayou Title Inc., that this map or plat and the survey on which it is based were made in accordance with the State of Louisiana "Standards of practice for Property Boundary Surveys and the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 7a, 7b1, 8, 9, 11a, 13, 14, 16, 17, 18 & 19 of Table A thereof. The fieldwork was completed on 11-10-2025.



ADVANCE ISSUE

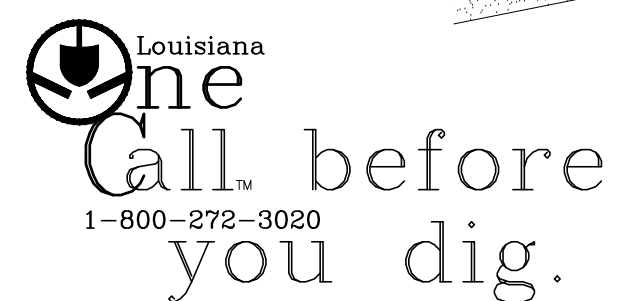
David L. Patterson, P.L.S.
La. Registration No. 04784

Printed on:
Dec. 02, 2025

Date

MAP SHOWING ALTA/NSPS
LAND TITLE SURVEY
OF
PROPOSED TRACT 1-A
LOCATED IN SECTION 23, T-17-N, R-15-W,
NORTHWESTERN LAND DISTRICT,
CADDO PARISH, LOUISIANA
FOR
RACETRAC, INC.

CURVE TABLE				
CURVE #	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1969.86'	202.88'	N 88°32'18" W	202.79'



NOTE TO BE REMOVED UPON FINAL SIGNATURE.
THIS DOCUMENT IS NOT TO BE USED FOR
CONSTRUCTION, BIDDING, RECORDATION,
OR ANY OTHER PURPOSE WITHOUT THE BASIS FOR
THE ISSUANCE OF A PERMIT.

DATE: 12/02/2025
JOB #: 25-268-02
OWN. BY: DCS
CKD. BY: DLP

SHEET NO:

01

OF: 02

TITLE NOTES:
Old Republic National Title Insurance Company
File No.: xxxx
Effective Date: xxxx

Schedule BII, EXCEPTIONS

- Pay all taxes and/or assessments, levied and assessed against the land, which are due and payable.
(NOT SURVEY RELATED)
- Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possessions of the Land.
(NONE APPARENT)
- Easements, liens, or encumbrances, or claims thereof, not shown by the Public Records.
(NONE APPARENT)
- Any lien for services, labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the Public Records.
(NOT SURVEY RELATED)
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
(NONE APPARENT)
- Any mineral or material rights leased, granted, or retained by current or prior owners.
(NOT SURVEY RELATED)
- Any dispute as to the boundaries caused by a chance in the location or any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously, underwater.
(NOT APPLICABLE)
- Taxes and assessments for the current year and subsequent years and not yet due and payable.
(NOT SURVEY RELATED)

LEGAL DESCRIPTION (PER TITLE COMMITMENT):

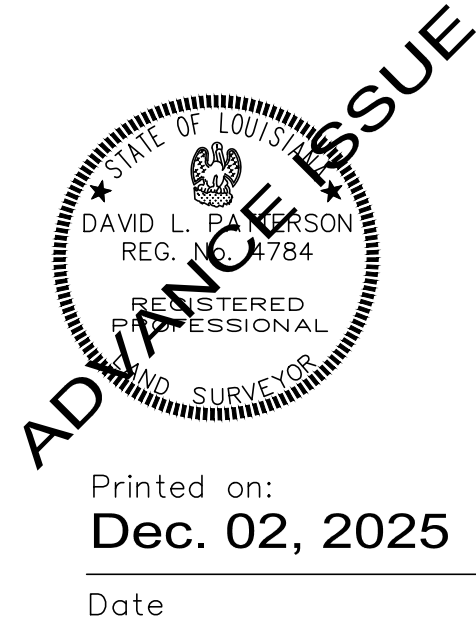
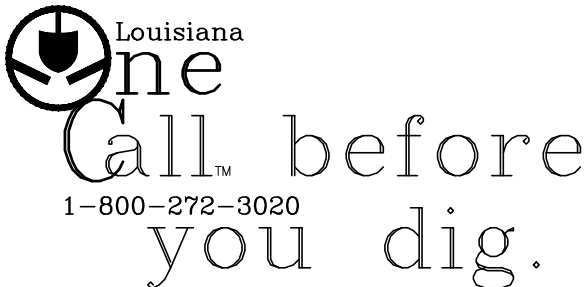
One (1) certain tract or parcel of ground designated as "Proposed 7-Eleven Site", containing 4.969 Ac. (216,469 Sq. Ft.) being a portion of TRACT 1, with all improvements thereon, located in Section 23, T-17-N, R-15-W, Northwestern Land District, Caddo Parish, Louisiana, and more particularly described as follows: Commence at the Northeastern corner of Section 23, located at the intersection of the centerline of Pines Road and the centerline of Flores Lane; thence, along the centerline of Flores Lane, N 88°54'24" W a distance of 30.00 feet; thence, S 06°47'28" W a distance of 40.25 feet; thence, N 88°54'24" W a distance of 19.44 feet to point and corner, said point being on the southerly right-of-way of Flores Lane and the westerly right-of-way of Pines Road; thence, along the westerly right-of-way of Pines Road, S 01°08'18" E a distance 140.22 feet to a point and turn, thence, S 05°24'53" W a distance of 256.90 feet to a point and turn (F.C.M. —found concrete monument); thence, S 02°12'16" E a distance of 380.46 feet to a point and turn; thence, S 01°34'09" W a distance of 78.79 feet to the POINT OF BEGINNING. Thence, continue along the westerly right-of-way of Pines Road, S 01°34'09" W a distance of 134.32 feet to a point and turn (F.C.M.); thence, S 00°52'34" W a distance of 360.68 feet to a point and turn (F.C.M.); thence, departing said right-of-way, S 45°21'57" W a distance of 42.63 feet to a point and turn; thence, along the northerly right-of-way of Greenwood Road, along a curve to the left a distance of 202.88 feet with chord bearing N 88°32'18" W and chord distance of 202.79 feet (said curve having radius of 1969.86 feet) to a point and turn (F.C.M.); thence, N 88°29'32" W a distance of 152.07 feet to a point and turn (F.C.M.); thence, S 64°30'54" W a distance of 33.10 feet and turn; thence, departing said right-of-way, N 00°52'34" E a distance of 536.35 feet and turn; thence, S 89°07'26" E a distance of 416.00 feet to the POINT OF BEGINNING. NOTE: This legal Description was developed from a survey performed by Frank J. Raley, P.L.S., dated April 21, 1999. No on-the ground survey was performed to verify any dimensions.

LEGAL DESCRIPTION (AS SURVEYED):

One (1) certain tract or parcel of ground, designated as "Proposed Tract 1-A", containing 4.969 ac. (216,469 Sq. Ft.), together with all improvements thereon, located in Section 23, T-17-N, R-15-W, Northwestern Land District, Caddo Parish, Louisiana, and more particularly described as follows:

Commence at a point and corner at the intersection of the northerly right-of-way of Greenwood Road (U.S. Highway 79/80) and the westerly right-of-way of Pines Road, said point also being the Point of Beginning;

Thence, along said right-of-way of Greenwood Road (U.S. Highway 79/80), along the arc of a curve to the left, having a radius of 1969.86 feet, an arc length of 202.88 feet, and a chord which bears N 88°32'18" W a distance of 202.79 feet to a point and corner; thence, N 88°29'32" W a distance of 152.07 feet to a point and corner; thence, S 64°30'54" W a distance of 33.10 feet to a point and corner; thence, departing said right-of-way, N 00°52'33" E a distance of 536.35 feet to a point and corner; thence, S 89°07'26" E a distance of 416.00 feet to a point and corner, said point being on the westerly right-of-way of Pines Road; thence, along said right-of-way, S 01°34'09" W a distance of 134.32 feet to a point and corner; thence, S 00°52'34" W a distance of 360.68 feet to a point and corner; thence, S 45°21'57" W a distance of 42.63 feet to the Point of Beginning.



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THE ISSUANCE OF A PERMIT.

DATE: 12/02/2025
JOB #: 25-268-02
DWN. BY: DCS
CKD. BY: DLP

SHEET NO: