

NOTE:
BASIS OF BEARINGS:
GRID NORTH OBTAINED FROM GPS OBSERVATION
LOUISIANA STATE PLANE COORDINATE SYSTEM
NAD 83 (2011), LA SOUTH ZONE (1702)

NOTE:
DATES OF FIELD SURVEY
6-12-2024
10-9-2025
11-5-2025 (SET CORNERS)

REFERENCE PLATS:
"RIGHT OF WAY MAP MOUTON PROPERTIES"
PREPARED BY: WALTER S. COMEAUX III
PLAT DATED: FEBRUARY 9, 2010
(ACT#2018-031193)

"PLAT OF SURVEY SHOWING PROPERTY OF THE HONOR ROLL PRESCHOOL, INC. COMBINING LOT 3 & AN ADJACENT TRACT TO FORM A NEW LOT TO BE KNOWN AS LOT 3-A"
PREPARED BY: CRAIG P. SPIKES
PLAT DATED: SEPTEMBER 3, 2020
(ACT#2020-034102)

"FINAL PLAT SHOWING PARTITION OF PROPERTY OWNED BY ADAM JOSEPH MOUTON, BEING A PORTION OF TRACT D-23, D-26 & D-29, CREATING LOTS 1 & 2"
PREPARED BY: WALTER S. COMEAUX III
PLAT DATED: NOVEMBER 9, 2021
(ACT#2021-056652)

"FINAL PLAT SHOWING PROPERTY OWNED BY JASON & KELLY ENKEY, BEING PORTIONS OF TRACT D-29, CREATING LOT 4"
PREPARED BY: TREVOR L. EVANS
PLAT DATED: JULY 1, 2024
(ACT#2024-023818)

REFERENCES:
SERVITUDE - (ACT#2010-005489)
CORRECTION - (ACT#2018-031193)
EASEMENT - (ACT#2021-043522)
CASH SALE - (ACT#2024-013599)

NOTE:
ACCORDING TO THE FEMA FIRM MAP WITH AN EFFECTIVE DATE OF DECEMBER 21, 2018, PANEL #22055C0200J, THIS PROPERTY IS DETERMINED TO BE LOCATED IN ZONE X.

ZONE X- AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND NOT CONSIDERED TO BE A SPECIAL FLOOD HAZARD AREA

LEGAL DESCRIPTION
That certain tract of land situated in Section 48, T-10-S, R-5-E, Louisiana Meridian, Southwestern Land District, City of Broussard, Lafayette Parish, State of Louisiana. Said tract contains 1.429 acres and is more fully described as follows:

Commencing at the Point of Beginning, being the northeast corner of Lot 4-A, formerly Lot 4 and the southeast corner of Lot 3-A;

thence South 11°35'56" West, a distance of 267.98 feet;
thence North 78°47'41" West, a distance of 232.77 feet;
thence North 12°10'42" East, a distance of 270.00 feet;
thence South 78°17'57" East, a distance of 230.04 feet;

to the Point of Beginning.

NOTE:
No. OF LOTS - 2
TOTAL LOT ACREAGE - 1.429 ACRES
MINIMUM LOT ACREAGE - 0.529 ACRES (LOT 4-A)
MINIMUM FRONTAGE - 100.00' (LOT 4-A)

NOTE:
SEWERAGE - CITY OF BROUSSARD
WATER - CITY OF BROUSSARD
TELEPHONE - AT&T
GAS - CENTERPOINT ENERGY
ELECTRIC - SLEMCO
STREETS - ASPHALT
DRAINAGE - OPEN DITCH

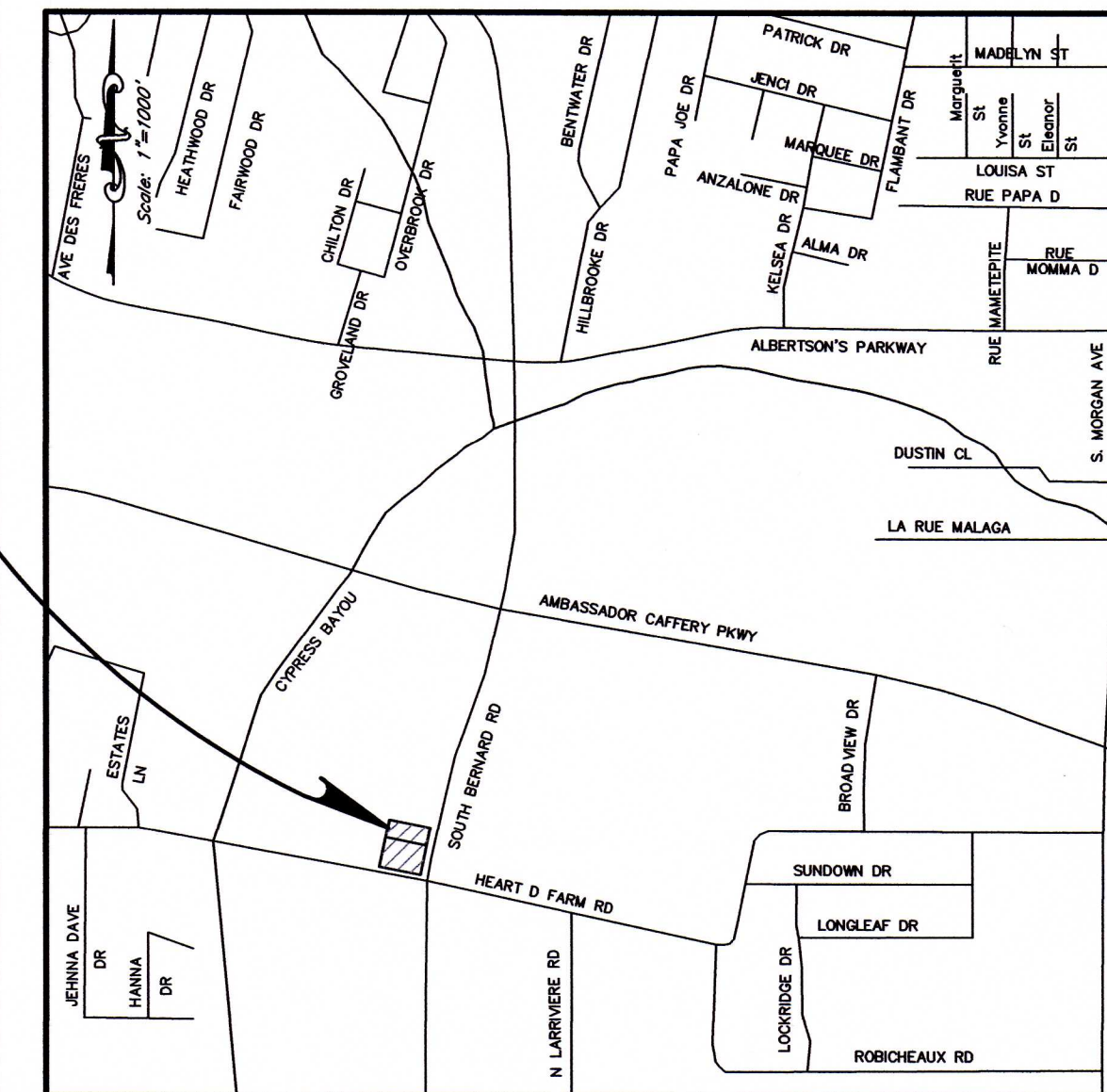
NOTE:
THIS PROPERTY IS ZONED AMBASSADOR CAFFERY COMMERCIAL AND IS LOCATED IN VOTING DISTRICT 6.

NOTE:
FENCES ARE NOT PERMITTED TO BE CONSTRUCTED ACROSS ANY PUBLIC UTILITY OR DRAINAGE EASEMENT.

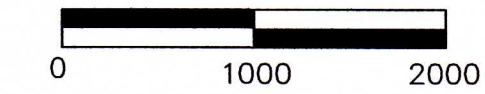
NOTE:
ALL IMPROVEMENTS ARE TO COMPLY WITH CHAPTER 5: DESIGN STANDARDS OF "REGULATIONS GOVERNING THE SUBDIVISION OF LAND IN THE CITY OF BROUSSARD, LOUISIANA, ADOPTED FEBRUARY 11, 2020"

- LEGEND**
- R/W LINE
 - - - EASEMENT LINE
 - X- FENCE LINE
 - - - OLD LOT LINE
 - OE OVERHEAD ELECTRIC
 - (100) MUNICIPAL NUMBER
 - POWER POLE
 - GUY WIRE
 - ⊗ WATER VALVE
 - ⊕ TELEPHONE PEDESTAL
 - ⊕ FIRE HYDRANT
 - FND FOUND
 - I.R. IRON REBAR
 - CATCH BASIN

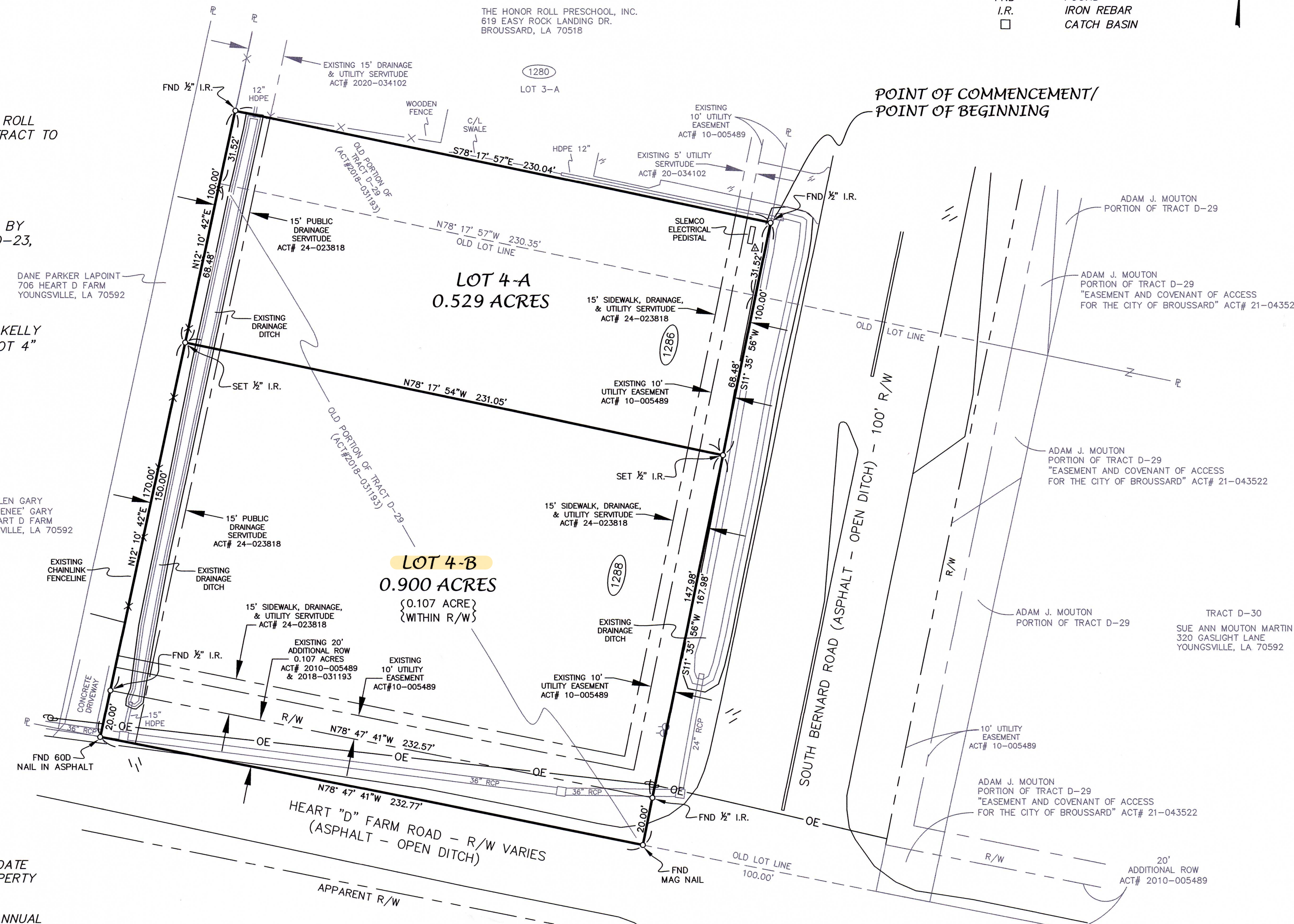
PROPERTY SHOWN



VICINITY MAP



SCALE: 1" = 1000'



FINAL PLAT SHOWING PARTITION OF PROPERTY OWNED BY
JASON & KELLY ENKEY
BEING LOT 4
CREATING LOTS 4-A & 4-B
A COMMERCIAL DEVELOPMENT
LOCATED IN SECTION 48, T-10-S, R-5-E
CITY OF BROUSSARD
LAFAYETTE PARISH, LOUISIANA

CLASS B SURVEY
DATE: OCTOBER 9, 2025

COMEAX ENGINEERING & CONSULTING
A PROFESSIONAL CORPORATION
P.O. BOX 452
BROUSSARD, LOUISIANA 70518

ENGINEER/SURVEYOR
COMEAUX ENGINEERING & CONSULTING
A PROFESSIONAL CORPORATION
TREVOR L. EVANS, P.L.S. NO. 5313
P.O. BOX 452
BROUSSARD, LOUISIANA 70518
PH. 337-837-2210
FAX 337-837-2217

OWNER/DEVELOPER
JASON ENKEY
KELLY ENKEY
619 EASY ROCK LANDING DR.
BROUSSARD, LA 70518
(318) 663-1491

"CLASS B SURVEY"
THIS SURVEY WAS DONE IN ACCORDANCE WITH THE PROVISIONS OF L.A.-R.S. 33.5051 AND THE LAWS AND ORDINANCES OF LAFAYETTE PARISH (BROUSSARD SUBDIVISION REGULATIONS).

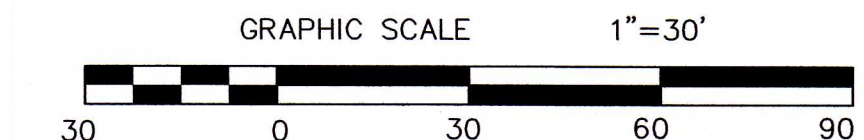
NO ATTEMPT HAS BEEN MADE BY THE SURVEYOR OR COMEAUX ENGINEERING & CONSULTING TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS OF WAY OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE OWNER OR HIS/HER REPRESENTATIVE.

I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY, PERFORMED BY MYSELF AND/OR UNDER MY DIRECT SUPERVISION AND CONTROL, IN ACCORDANCE WITH THE APPLICABLE MINIMUM STANDARDS OF BOUNDARY SURVEYING FOR A CLASS "B" SURVEY, AS ADOPTED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

Trevor L. Evans 11/6/25
TREVOR L. EVANS, P.L.S., LICENSE NO. 5313



FINAL PLAT SHOWING PARTITION OF PROPERTY OWNED BY
JASON & KELLY ENKEY
BEING LOT 4
CREATING LOTS 4-A & 4-B



2024041_SUBDIVIDE_PLAT_10-9-2025.dwg

JOB: 2024041