



Curve Table

Curve #	Length	Radius	Chord Bearing	Chord Distance
C1	39.06	25.00	S45° 15' 32" W	35.21
C2	39.48	25.00	S44° 44' 28" E	35.50
C3	39.27	25.00	S44° 59' 01" E	35.36
C4	39.27	25.00	N45° 00' 59" E	35.36
C5	39.27	25.00	N44° 59' 01" W	35.36
C6	39.27	25.00	S45° 00' 59" W	35.36
C7	24.63	25.00	N61° 45' 41" W	23.64
C8	53.91	25.00	S28° 14' 19" W	44.06
C9	24.63	25.00	S61° 45' 41" E	23.64
C10	53.91	25.00	S28° 14' 19" W	44.06

NOTE: BY SHOWING ANY RIGHT-OF-WAY OR WORKSPACE EASEMENT ON THIS PLAT, OWNER IS NOT RATIFYING THEIR EXISTENCE OR CONFIRMING THAT THEY ARE CURRENTLY ACTIVE.

- REFERENCE PLATS:
- "A MAP OF SURVEY SHOWING PROPERTY OF HEIRS OF LOUIS EUGENE ST. JULIEN LOCATED IN SECTIONS 33 & 34, T10S-R5E, AND SECTIONS 3 & 4, T11S-R5E, LAFAYETTE PARISH, LOUISIANA." PREPARED BY A.E. MONTAGNET, DATED AUGUST 11, 1990.
 - "PLAT OF SURVEY SHOWING THE SUBDIVIDING OF LAND OF REV. MAURICE & R. ANITA ST. JULIEN LOCATED IN SEC. 3, T-11-S & SEC. 4, T-10-S, ALL IN R-5-E, PARISH OF LAFAYETTE, STATE OF LOUISIANA." PREPARED BY PAUL N. FONTENOT, DATED OCTOBER 20, 1969.
 - "A MAP OF SURVEY SHOWING PARTITION OF THE PROPERTY OF ELEANOR ST. JULIEN DOMENGAUX & ANNA LOUISE ST. JULIEN ANDERSON, LOCATED IN SECTION 33, T-10-S, R-5-E, LAFAYETTE PARISH, LOUISIANA." PREPARED BY M.J. BREUX, DATED NOVEMBER 23, 1985. REVISED APRIL 7, 1986.
 - STATE OF LOUISIANA DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT. PLANS OF PROPOSED STATE HIGHWAY "F.A.P. NO. S17-280(509) STATE PROJECT NOS. 216-03-0032; 424-02-0081, 828-12-0017, & STATE PROJECT NO. 828-39-0022 AMBASSADOR CAFFERY PARKWAY (VEROT SCHOOL RD. - U.S. 90) LAFAYETTE PARISH, LA. 89, U.S. 90, LA. 339 & LA. 3073" PREPARED BY SELLERS AND ASSOCIATES DATED MAY 2, 2007.
 - "FINAL PLAT OF NELLIE'S ACRES A SINGLE FAMILY RESIDENTIAL SUBDIVISION LOCATED IN SECTION 33, T-10-S, R-5-E, LAFAYETTE PARISH, LOUISIANA." PREPARED BY COMEAUX ENGINEERING AND CONSULTING, DATED FEBRUARY 24, 1997.
 - "A REVISED FINAL MAP OF MOULIN COVE (A RESIDENTIAL DEVELOPMENT) LOCATED IN THE CITY OF BROUSSARD SECTION 33, T-10-S, R-5-E, LAFAYETTE PARISH, LOUISIANA." PREPARED BY MONTAGNET AND DOMINGUE, INC. DATED NOVEMBER 22, 2004.
 - "PLAT OF SURVEY SHOWING PROPERTY OF HEIRS OF WALTER S. COMEAUX, SR. LOCATED IN SECTION 33, T-10-S, R-5-E & SECTIONS 3&4, T-11-S, R-5-E, LAFAYETTE PARISH, LOUISIANA. PREPARED BY RICHARD C. SPIKES P.L.S. DATED JULY 26, 1977.
 - "PLAT OF SURVEY SHOWING THE SUBDIVIDING OF PART OF LOT NO. 1 OF THE WALTER S. COMEAUX, SR. HEIRS (WHICH CAME FROM THE R. ANITA ST. JULIEN ESTATE OR FORMERLY), PARTS OF THE SUBDIVISION ARE IDENTIFIED BY LETTERS; ALL IN SECTION 3, T-10-S, R-5-E, PARISH OF LAFAYETTE, STATE OF LOUISIANA. PREPARED BY PAUL N. FONTENOT, P.L.S. DATED FEBRUARY 2M 1970.

OWNER
LEXI FALLS, LLC
 410 GORDON CROCKETT RD.
 LAFAYETTE, LA 70508
 PH. (337)962-3274

LAFAYETTE PARISH CLERK OF COURT
 FILE # 2014-00038480
 RECORDED DATE: 10/15/2014
 INDEX TYPE: CONVEYANCES
 TYPE OF DOCUMENT: CORRECTION
 RECORDING PAGES: 2

GENERAL NOTES

TOTAL NUMBER OF LOTS 78
 AREA OF LOTS 16.05 ACRES
 AREA OF RIGHT OF WAY 3.97 ACRES
 AVERAGE LOT SIZE 8,963 SQ FT
 COMMON AREA 2.53 ACRES
 MINIMUM LOT FRONTAGE 55.0' FT (43-45,48-49)
 MINIMUM LOT SIZE 7,700 SQ FT (43-45,48-49)
 TOTAL AREA OF DEVELOPMENT 22.55 ACRES

LEGEND

--- STREET R/W
 --- EASEMENT
 --- LIMITS OF DEVELOPMENT
 --- MUNICIPAL NUMBER
 ● SET 1/2" IRON ROD

LEGAL DESCRIPTION

THAT CERTAIN PARCEL OF LAND LOCATED IN SECTION 4, TOWNSHIP 11 SOUTH, RANGE 5 EAST, CITY OF BROUSSARD, LAFAYETTE PARISH, LOUISIANA CONTAINING 22.55 ACRES AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF SUGAR TRACE DRIVE AND THE CENTERLINE OF SOUTH MORGAN ROAD (R/W 80'), THENCE NORTH 00°30'05" EAST A DISTANCE OF 436 FEET; THENCE SOUTH 89°29'55" EAST A DISTANCE OF 40.0 FEET TO THE POINT OF BEGINNING (POB).

THENCE SOUTH 89°41'24" EAST A DISTANCE OF 1261.11 FEET;
 THENCE SOUTH 24°06'40" EAST A DISTANCE OF 37.77 FEET;
 THENCE SOUTH 22°03'51" EAST A DISTANCE OF 77.84 FEET;
 THENCE SOUTH 25°14'30" EAST A DISTANCE OF 107.89 FEET;
 THENCE SOUTH 33°26'07" EAST A DISTANCE OF 205.17 FEET;
 THENCE SOUTH 36°35'52" EAST A DISTANCE OF 206.43 FEET;
 THENCE SOUTH 31°30'52" EAST A DISTANCE OF 37.27 FEET;
 THENCE SOUTH 56°27'40" WEST A DISTANCE OF 227.95 FEET;
 THENCE NORTH 33°32'20" WEST A DISTANCE OF 92.67 FEET;
 THENCE NORTH 89°59'01" WEST A DISTANCE OF 1053.93 FEET;
 THENCE SOUTH 00°00'07" WEST A DISTANCE OF 93.00 FEET;
 THENCE NORTH 89°59'01" WEST A DISTANCE OF 190.00 FEET;
 THENCE SOUTH 00°00'07" EAST A DISTANCE OF 415.55 FEET;
 THENCE SOUTH 89°55'14" EAST A DISTANCE OF 138.04 FEET;
 THENCE NORTH 00°30'05" EAST A DISTANCE OF 1132.43 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARINGS:

BEARINGS AND DISTANCES ARE BASED ON GPS OBSERVATIONS WITH THE FOLLOWING CRITERIA:

COORDINATE SYSTEM: STATE PLANE 1983 ZONE LOUISIANA SOUTH 1702
 PROJECT DATUM NAD 1983 (2011)
 VERTICAL DATUM NAVD 88
 COORDINATE UNITS US FT GEOD MODEL DIST. AND ELEV. UNITS GEOD09 US FT.

TYPES OF IMPROVEMENTS

STREETS: 27" CURB AND GUTTER ASPHALT
 SEWER: CITY OF BROUSSARD
 WATER: CITY OF BROUSSARD
 ELECTRIC: S.L.E.M.C.O. (UNDERGROUND)
 TELEPHONE: AT & T
 CABLE T.V.: Cox
 GAS: ATMOS IF AVAILABLE
 SIDEWALK: IF REQUIRED BY CITY

FLOOD NOTES

THIS PROPERTY LIES WITHIN ZONE A (AREAS WITHIN THE 100 YEAR FLOOD PLAIN WITH NO ELEVATION DETERMINED) AND ZONE X (AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN) AS SAID PROPERTY PLOTS ON THE FLOOD INSURANCE RATE MAP FOR LAFAYETTE PARISH, LOUISIANA (UNINCORPORATED AREAS) MAP NUMBER 2205SC0070G, EFFECTIVE DATE JANUARY 19, 1996. ** A NEW REVISED PRELIMINARY FIRM NO. 2205SC0275J DATED SEP. 6, 2011 SHOWS THE REVISED FLOOD ELEVATION TO BE ZONE A AND ZONE X AS WELL.

FINAL PLAT
LEXI FALLS - PHASE I
 "A RESIDENTIAL DEVELOPMENT"
 LOCATED IN SECTION 4, T11S, R5E,
 CITY OF BROUSSARD, LOUISIANA

DATE OF PLAT:
 JUNE 9, 2014

SCALE: 1" = 100'

PM PAUL L. MIERS ENGINEERING, LLC
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BPN 4024
 SPN 01
 FILE D
 DWG