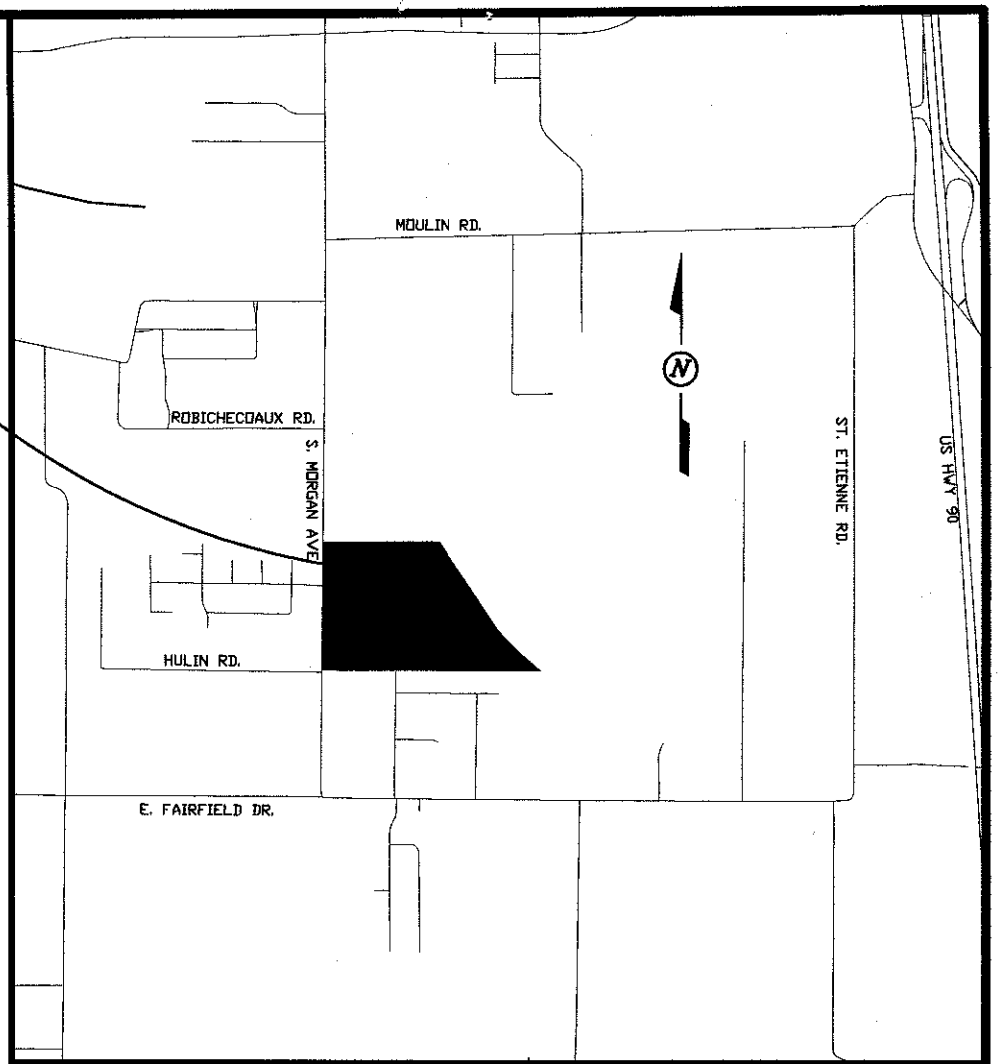


REFERENCE PLATS:

1. "A MAP OF SURVEY SHOWING PROPERTY OF HERS 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, 1993.
2. "PLAT OF SURVEY SHOWING THE SUBDIVISIONS 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 31, 1989.
3. "A MAP OF SURVEY SHOWING PARTITION OF THE PROPERTY OF ELEANOR ST. JULIEN, DOMENEUX & ANNA LOUISE ST. JULIEN ANDERSON, LOCATED IN SECTION 33, T-10-S, R-5-E, LAFAYETTE PARISH, LOUISIANA." PREPARED BY M.J. BREAUX, DATED NOVEMBER 23, 1985, REVISED APRIL 7, 1986.
4. STATE OF LOUISIANA DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT PLANS OF PROPOSED STATE HIGHWAY "P.L.P. NO. 578-2002(000) STATE PROJECT NOS. 216-03-0032, 424-02-0081, 828-12-0017, & STATE PROJECT NO. 828-39-0022 AMBASSADOR CUFFERY PARKWAY (VENOT SCHOOL, NO. - U.S. 90) LAFAYETTE PARISH, LOUISIANA." PREPARED BY MONTAGNET AND DOMINGUE, INC. DATED NOVEMBER 22, 2004.
5. "FINAL PLAT OF NELLE'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.
6. "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.
7. "PLAT OF SURVEY SHOWING PROPERTY OF HERS OF WALTER S. COMEAUX, SR. LOCATED IN SECTION 33, T-10-S, R-5-E & SECTIONS 34, T-11-S, R-5-E, LAFAYETTE PARISH, LOUISIANA." PREPARED BY RICHARD C. SPIRES P.L.S. DATED JULY 26, 1977.
8. "PLAT OF SURVEY SHOWING THE SUBDIVISIONS OF PART OF LOT 101 OF THE WALTER S. COMEAUX, SR. HERS (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 24, 1970.

LOCATION OF PROPERTY



VICINITY MAP
SCALE: 1" = 2000'

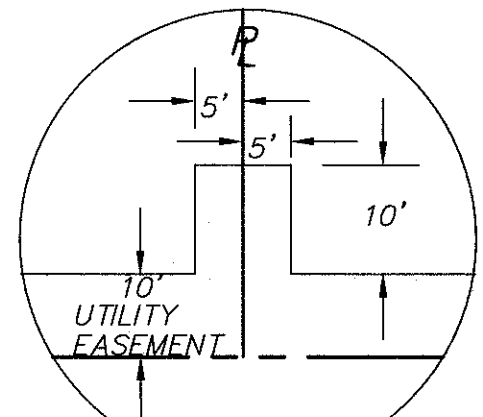
Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	39.06'	25.00'	S45° 15' 32"W	35.21'
C2	9.96'	300.00'	N89° 03' 55"E	9.96'
C3	71.05'	300.00'	N81° 19' 46"E	70.88'
C4	46.04'	300.00'	N70° 08' 54"E	45.99'
C5	69.43'	300.00'	N72° 22' 55"E	69.27'
C6	57.62'	300.00'	N84° 30' 51"E	57.53'
C7	3.69'	25.00'	S85° 45' 30"E	3.68'
C8	6.35'	25.00'	S74° 15' 31"E	6.33'
C9	38.00'	50.00'	S88° 45' 28"E	37.09'
C10	39.55'	50.00'	N46° 48' 28"E	38.53'
C11	34.53'	50.00'	N4° 21' 45"E	33.85'
C12	6.60'	50.00'	N19° 12' 10"W	6.59'
C13	10.04'	25.00'	S11° 29' 00"E	9.97'
C14	41.46'	90.00'	N13° 10' 46"W	41.09'
C15	11.25'	90.00'	N29° 57' 25"W	11.25'
C16	53.91'	25.00'	N28° 14' 19"E	44.06'
C17	39.27'	25.00'	S44° 59' 01"E	35.36'
C18	107.62'	250.00'	N78° 04' 50"E	106.79'
C19	28.68'	25.00'	N32° 53' 03"E	27.14'
C20	39.48'	25.00'	S44° 44' 28"E	35.50'
C21	43.59'	25.00'	S49° 56' 06"E	38.27'
C22	48.62'	350.00'	N84° 05' 36"E	48.58'
C23	11.87'	350.00'	N89° 02' 41"E	11.87'
C24	62.83'	40.00'	N45° 00' 59"E	56.57'
C25	39.27'	25.00'	N44° 59' 01"W	35.36'
C26	39.27'	25.00'	S45° 00' 59"W	35.36'

Line Table		
Line #	Length	Direction
L1	4.53'	N65° 45' 07"E
L2	22.66'	N65° 45' 07"E
L3	29.53'	N65° 45' 07"E

I hereby declare that this plat is representative of survey performed under my supervision and guidance and in accordance with the applicable standards of practice as stipulated in the Rules of Professional Conduct set forth by the L.S.B.R.P.E.L.S. and conforming to a Class C Survey described therein.

Owner/Developer: *[Signature]* Date: 9-10-15
 City of Broussard: *[Signature]* Date: 9-10-15

APPROVED FOR RECORDATION
 BROUSSARD CITY PLANNING
 CLERK: *[Signature]*
 MAYOR: *[Signature]*
 DATE: 9-10-15



TYPICAL UTILITY NICHE AT 10' EASEMENT (NOT TO SCALE)

LEGAL DESCRIPTION

THAT CERTAIN PARCEL OF LAND LOCATED IN SECTION 4, TOWNSHIP 11 SOUTH, RANGE 5 EAST, CITY OF BROUSSARD, LAFAYETTE PARISH, LOUISIANA CONTAINING 29.36 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 PROCEED ALONG THE CENTERLINE OF SOUTH MORGAN ROAD 00°29'21" WEST A DISTANCE OF 888.22 FEET; THENCE SOUTH 89°25'55" EAST A DISTANCE OF 40.0 FEET TO THE POINT OF BEGINNING (POB) ON THE EASTERLY RIGHT OF WAY LINE OF SOUTH MORGAN.

THENCE NORTH 00°30'08" EAST A DISTANCE OF 215.09 FEET;
 THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.48 FEET, A CHORD BEARING OF SOUTH 44°44'28" EAST AND A CHORD DISTANCE OF 35.50 FEET;
 THENCE SOUTH 89°29'01" EAST A DISTANCE OF 112.84 FEET;
 THENCE NORTH 00°00'00" WEST A DISTANCE OF 117.00 FEET;
 THENCE SOUTH 89°59'01" EAST A DISTANCE OF 190.00 FEET;
 THENCE NORTH 00°00'59" EAST A DISTANCE OF 93.00 FEET;
 THENCE SOUTH 89°59'01" EAST A DISTANCE OF 1053.93 FEET;
 THENCE SOUTH 33°32'20" EAST A DISTANCE OF 92.67 FEET;
 THENCE NORTH 56°27'40" EAST A DISTANCE OF 227.95 FEET;
 THENCE SOUTH 31°30'52" EAST A DISTANCE OF 208.06 FEET;
 THENCE SOUTH 37°00'17" EAST A DISTANCE OF 196.11 FEET;
 THENCE SOUTH 41°29'58" EAST A DISTANCE OF 187.38 FEET;
 THENCE SOUTH 46°50'07" EAST A DISTANCE OF 211.25 FEET;
 THENCE SOUTH 46°30'14" EAST A DISTANCE OF 193.79 FEET;
 THENCE SOUTH 38°55'34" EAST A DISTANCE OF 21.73 FEET;
 THENCE NORTH 89°26'22" WEST A DISTANCE OF 477.65 FEET;
 THENCE NORTH 89°28'10" WEST A DISTANCE OF 1398.28 FEET;
 THENCE NORTH 89°31'49" WEST A DISTANCE OF 408.31 FEET TO THE POINT OF BEGINNING.

ZONING NOTES

ZONING OF THIS PROPERTY IS R1 (SINGLE FAMILY RESIDENTIAL) WITH THE EXCEPTION OF THE COMMON AREA/DETENTION POND AND LOT 153 THAT ARE ZONED RA (RESIDENTIAL ACCESSORY)

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	GEOD MODEL	GEOD09
COORDINATE UNITS	US FT	DIST. AND ELEV. UNITS	US FT.

DEVELOPER/OWNER

LEXI FALLS, LLC
 1318 CAMELLIA BLVD
 LAFAYETTE, LA 70508
 PH. (337)962-3274

GENERAL NOTES

TOTAL NUMBER OF LOTS	91
AREA OF LOTS	21.17 ACRES
AREA OF RIGHT OF WAY	4.05 ACRES
AVERAGE LOT SIZE	10,133 SQ FT
COMMON AREA	4.13 ACRES
MINIMUM LOT FRONTAGE	34.5' FT (LOT 109)
MINIMUM LOT SIZE	6,500 SQ FT (LOTS 112, 113)
TOTAL AREA OF DEVELOPMENT	29.35 ACRES

LEGEND

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

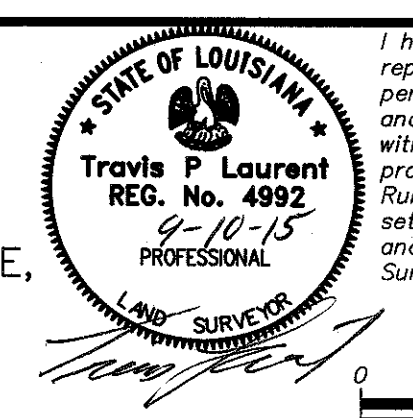
FLOOD NOTES

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 22055C00706, EFFECTIVE DATE JANUARY 19, 1996. ** A NEW REVISED PRELIMINARY FIRM NO. 22055C0275J DATED SEP. 6, 2011 SHOWS THE REVISED FLOOD ELEVATION TO BE ZONE A AND ZONE X AS WELL.

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
 GAS: T.V.: COX
 GAS: CENTER POINT IF AVAILABLE
 SIDEWALK: 4' ALONG PUBLIC ROADWAYS

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



DATE OF PLAT:
 SEPTEMBER 8, 2015

SCALE: 1" = 100'

PM PAUL L. MIERS ENGINEERING, LLC
 CIVIL ENGINEERS LAND SURVEYORS

104 WESTMARK BLVD, SUITE 2A
 PHONE (337) 981-7792

LAFAYETTE, LOUISIANA 70506
 FAX(337) 981-7797

BPN	4191
SPN	02
FILE	D
DWG	