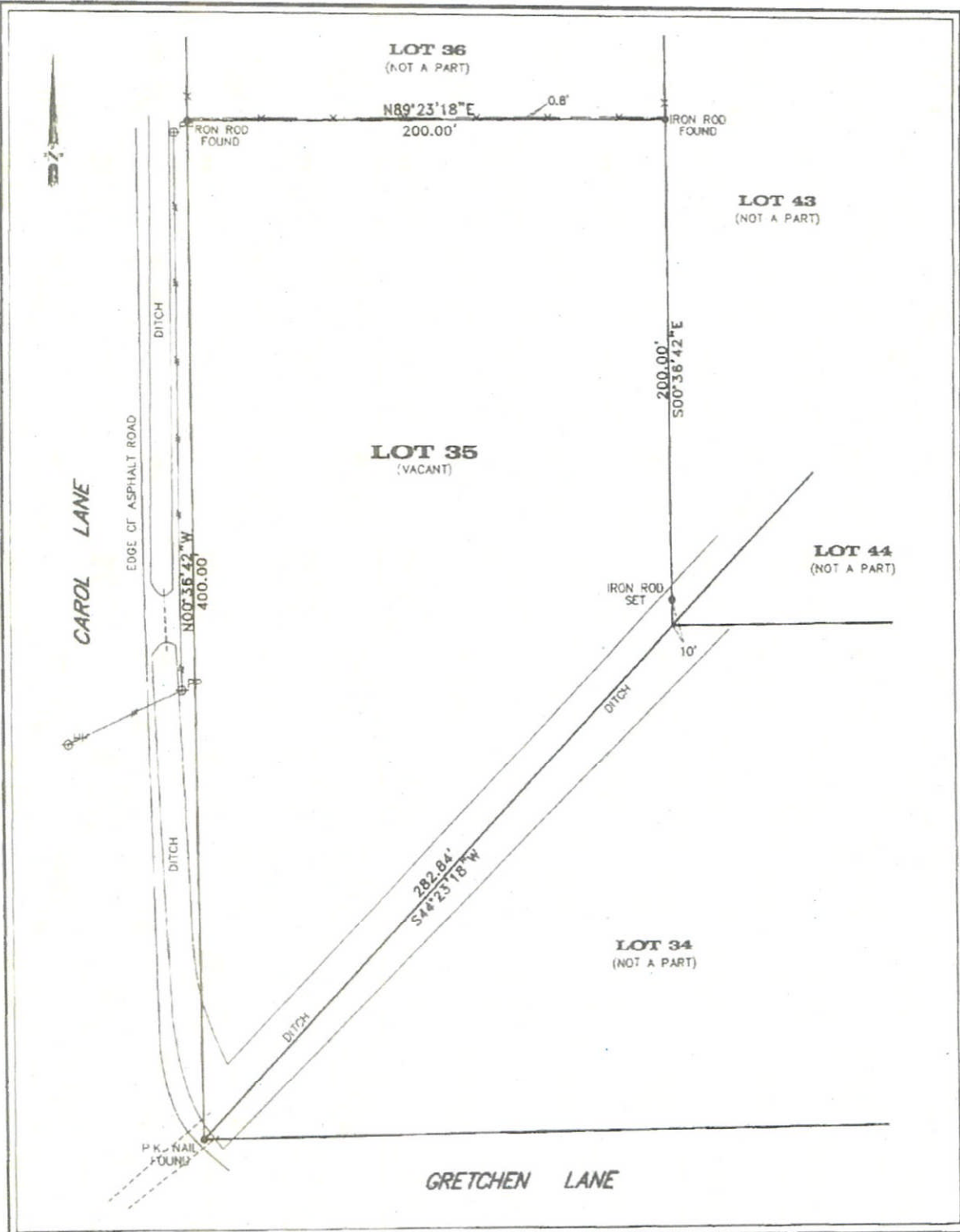


EXHIBIT A

2026-4583-ZC

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all the buildings and improvements thereon and all rights, ways, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in RAMSEY ESTATES SUBDIVISION as instrument No. 1523812, all in the records of St. Tammany Parish, Louisiana., being more fully described as follows:

LOT NUMBER THIRTYI-FIVE (35), RAMSEY ESTATES SUBDIVISION, PHASE II, all in accordance with the official subdivision map by Ned R. Wilson & Associates dated October 15, 1979, revised February 6, 1981, and recorded February 17, 1981 as Map File No. 682A, having been corrected by that Act of Correction November 18, 2005 as Instrument No. 153812, all in the records of St. Tammany Parish, Louisiana.



GENERAL NOTES

ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED. SOME ITEMS MAY NOT BE TO SCALE FOR CLARITY. DIMENSIONS ON SURVEY PREVAIL OVER THE SCALE. FENCES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND DO NOT REFLECT EXACT LOCATION OR CONDITION.

THE SERVICEDICES SHOWN ON THIS SURVEY ARE LIMITED TO THOSE FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVICEDICES ARE REFLECTED OR SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

ELEVATION NOTES

THIS IS TO CERTIFY THAT SUBJECT PROPERTY IS LOCATED IN THE FLOODING FLOOD ZONE. PER INSURANCE RATE MAP (IRM) DATED OCTOBER 17, 1989 FLOOD ZONE C. COMMUNITY PANEL # 225205 0125 C. BASE FLOOD ELEVATION: N/A

THIS PERIMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO THE LEGAL TITLE, AND WAS MADE SOLELY ACCORDING TO THE INFORMATION PROVIDED THE SURVEYOR.

THIS IS TO CERTIFY THAT THE PROPERTY BOUNDARY SURVEY RECORDED HEREON WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS STIPULATED IN LOUISIANA ADMINISTRATIVE CODE TITLE 48:XXI, CHAPTER 29 FOR A CLASS "C" (SUBURBAN) SURVEY.



BOUNDARY SURVEY OF LOT 35 RAMSEY ESTATES, PHASE 2 SECTION 24, T8S - R10E, GLD ST. TAMMANY PARISH, LA

MADE AT THE REQUEST OF JOSE ALFREDO CHARMIN HERNANDEZ
 BY: *Richmond W. Krebs*
 RICHMOND W. KREBS, SR., PLS. No. 4836

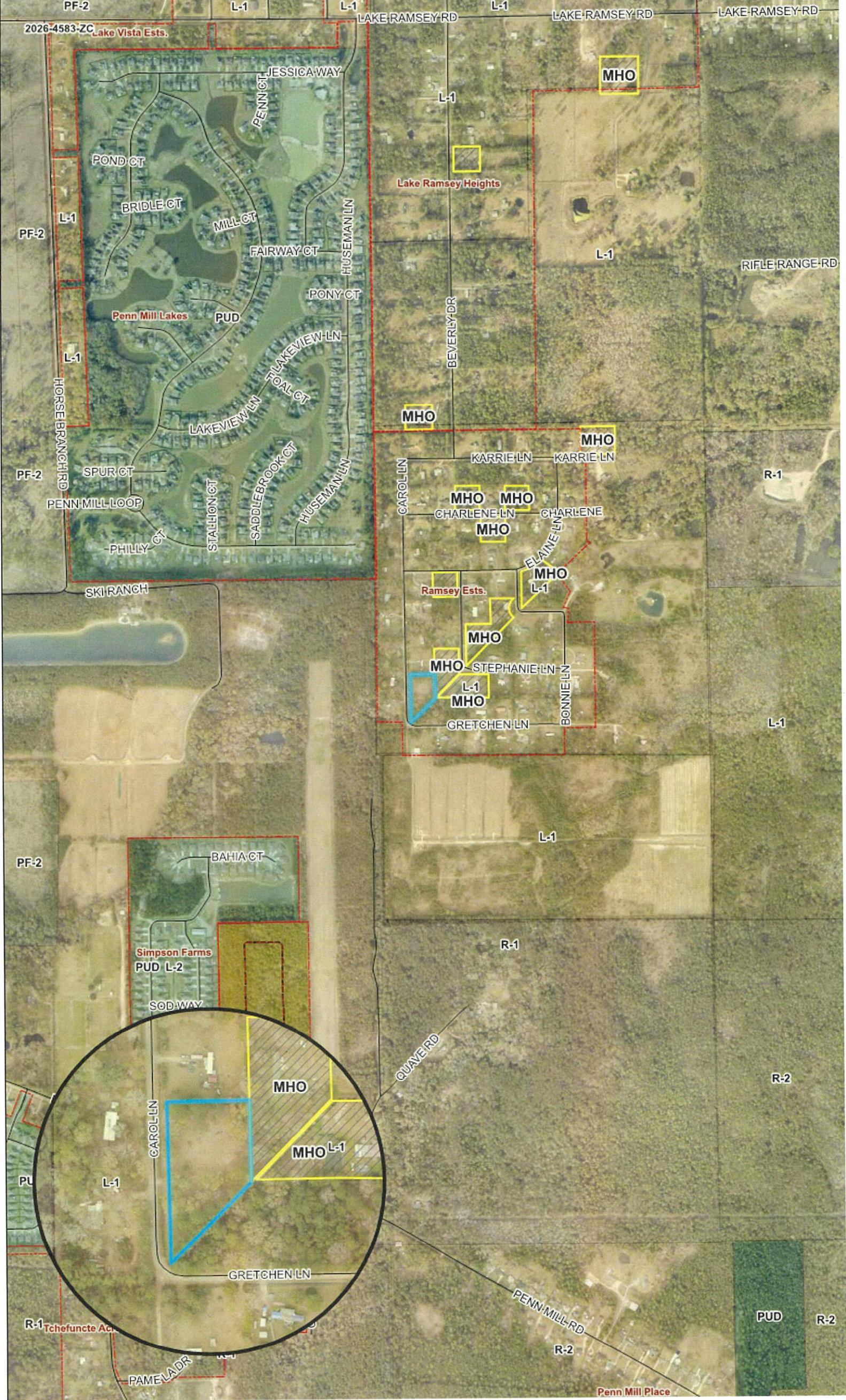
RWK Richmond W. Krebs & Associates, LLC
 PROFESSIONAL LAND SURVEYING

DATE: OCTOBER 28, 2025 SCALE: 1" = 40'
 JOB #: 250399

7510 SAGE MEADOW DRIVE
 DENHAM SPRINGS, LA 70726
 PH. (225) 435-7010 FAX (225) 435-7011
 WWW.RWKREBSSURVEY.COM

REFERENCE NOTES

BEARINGS BASED ON GPS OBSERVATIONS USING IOPCON TOPNET LINE NETWORK. DISTANCES BASED ON PLAN OF SUBDIVISION BY NED R. WILSON & ASSOCIATES, DATED FEBRUARY 6, 1981



PF-2

L-1

L-1

L-1

LAKE RAMSEY RD

LAKE RAMSEY RD

LAKE RAMSEY RD

2026-4583-ZC Lake Vista Ests.

JESSICA WAY

MHO

L-1

Lake Ramsey Heights

L-1

RIFLE RANGE RD

PF-2

L-1

POND CT

BRIDLE CT

MILL CT

FAIRWAY CT

HUSEMAN LN

PONY CT

Penn Mill Lakes

PUD

LAKEVIEW LN

LAKEVIEW LN

FOAL CT

STATION CT

SADDLEBROOK CT

HUSEMAN LN

SPUR CT

PENN MILL LOOP

PHILLY CT

MHO

MHO

PF-2

L-1

HORSE BRANCH RD

SKI RANCH

CAROL LN

KARRIE LN

KARRIE LN

MHO

MHO

MHO

CHARLENE LN

CHARLENE

ELAINE LN

MHO

R-1

Ramsey Ests.

MHO

MHO

MHO

MHO

STEPHANIE LN

L-1

MHO

MHO

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MHO

MHO

MHO

MHO

MHO

MHO

L-1

L-1

PF-2

BAHIA CT

Simpson Farms PUD L-2

SOD WAY

QUAVE RD

MHO

MHO L-1

R-1

R-2

L-1

CAROL LN

GRETCHEN LN

R-1 Tchefuncte Ac

PAMELA DR

PENN MILL RD

R-2

PUD

R-2

Penn Mill Place



PUBLIC NOTICE

An application has been made to the
Planning or Zoning Commission

CASE NUMBER

2026-4583-ZC

will be heard at the St. Tammany
Parish Council Chambers - 21490
Koop Drive Mandeville, LA at 6:00 PM on

04/07/2026

for more information
call: (985) 898-2529 or
email: planning@stpgov.org
www.stpgov.org/development

Posted on 3/18/26 by JMS

MAR 18 2026 10:30

Administrative Comment

May 7, 2026

Department of Planning and Development



ZONING STAFF REPORT
2026-4583-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: Parcel located on the east side of Carol Lane, north of Gretchen Lane, Covington; S24, T6S, R10E; Ward 3; District 3.

Petitioner: Giovanni Israel Calderon Castillo

Posted: March 20, 2026

Owner: Giovanni Israel Calderon Castillo

Commission Hearing: April 7, 2026

Size: 1.9 acres

Determination: Approved



Current Zoning

L-1 Large Lot Residential District

Requested Zoning

L-1 Large Lot Residential District and MHO Manufactured Housing Overlay

Future Land Use

Residential -Medium Intensity

Flood Zone

Effective Flood Zone: C

Preliminary Flood Zone: AE

Critical Drainage:

Yes

Elevation Requirements:

BFE 37' FFE 37'

FINDINGS

- The applicant is requesting to rezone 1.9-acres from L-1 Large Lot Residential District to L-1 Large Lot Residential District and MHO Manufactured Housing Overlay. The parcel is located on the east side of Carol Lane, north of Gretchen Lane, Covington.

Zoning History

Table 1: Zoning history of Subject Lot(s)		
Ordinance	Prior Classification	Amended Classification
95-078	Unknown	A-2
10-2234	A-2	L-1 (Large Lot Residential)

Site and Structure Provisions

- The subject property is currently undeveloped.

Compatibility or Suitability with Adjacent Area

Table 2: Surrounding Land Use and Zoning		
Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	L-1 (Large Lot Residential District)

Administrative Comment

May 7, 2026

Department of Planning and Development



ZONING STAFF REPORT
2026-4583-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

South	Residential	L-1 (Large Lot Residential District) MHO (Manufactured Housing Overlay)
East	Residential	L-1 (Large Lot Residential District)
West	Residential	L-1 (Large Lot Residential District)

3. As shown in Table 2, the subject property abuts developed land to the north, east and west zoned L-1 (Large Lot Residential District) L-1 (Large Lot Residential District) and MHO (Manufactured Housing Overlay) to the south.
 - a. The existing L-1 Large Lot Residential District is intended to provide a single-family residential environment on moderate sized lots which are served by central utility systems and other urban services. The L-1 Large Lot Residential District is located in areas appropriate for urbanized single-family development and which are convenient to commercial and employment centers.
 - a. The required minimum parcel size is one acre with a minimum lot width of 150’.
4. The purpose of the MHO Manufactured Home Overlay is to provide for areas where manufactured homes may be placed on individual lots as permitted uses. It is intended to provide various areas and settings for a quality living environment for manufactured home residents.
5. There are various parcels within Ramsey Estates Subdivision that have been rezoned to the MHO Manufactured Housing Overlay classification over the years. The following properties which have been granted approval for the overlay within the vicinity of the subject property are as shown below.
6. If approved applicant can apply for a building permit to place a manufactured home on the property.

Table 3: Lot & Subdivision		
Lot	Request	Ordinance
Lot 44 (Ramsey Estates Subdivision)	A-2 Single-Family Residential To L-1 Large lot Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 12-2689
Lot 43 (Ramsey Estates Subdivision)	A-2 Single-Family Residential To L-1 Large lot Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 24-5552
Lots 51 and 55 (Ramsey Estates Subdivision)	A-2 Single-Family Residential To L-1 Large lot Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 19-4166
Lot 61 (Ramsey Estates Subdivision)	A-2 Single-Family Residential To L-1 Large lot Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 22-4760
Lot 40 (Ramsey Estates Subdivision)	A-2 Single-Family Residential To L-1 Large lot Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 17-3802
Lot 76 (Ramsey Estates Subdivision)	A-2 Single-Family Residential To L-1 Large lot Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 11-2251
Lot 74 (Ramsey Estates Subdivision)	A-2 Single-Family Residential To L-1 Large lot Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 22-4844
Lots 70 (Ramsey Estates Subdivision)	A-2 Single-Family Residential To L-1 Large lot Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 11-2251
Lots 13, 16, and 10 (Ramsey Estates Subdivision)	A-2 Single-Family Residential To L-1 Large lot Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 17-3662

Consistency with New Directions 2040

Administrative Comment

May 7, 2026

Department of Planning and Development



ZONING STAFF REPORT
2026-4583-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

Residential – Medium Intensity: Medium Intensity neighborhoods include a broader mix of large and small lots but remain predominantly, single-family detached homes. Attached homes such as townhomes and 2-unit homes, as well as assisted living centers may fit into the character of Medium Intensity Residential Neighborhoods. The higher density of development makes central water and sewer more practical than on-site water and wastewater systems, and infrastructure like sidewalks, subsurface drainage, and street lighting are more common. These areas are appropriate buffers between Rural or Low Intensity Residential Neighborhoods and High Intensity Residential Neighborhoods or Commercial and Institutional areas.

The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:

- i. Goal 1:8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.

Standards for Review (Sec. 200-3.1.G) - When reviewing a zoning map amendment, the St. Tammany Parish Planning & Zoning Commission shall take the following items into consideration prior to recommending a decision to the Council:

- i. The proposed amendment is compatible with the Comprehensive Plan and consistent with the future land use map.
- ii. The proposed amendment promotes the public health, safety, and welfare of the Parish.
- iii. The proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact.
- iv. The proposed amendment is compatible with existing use and zoning of nearby property.
- v. The proposed amendment is a more suitable zoning classification for the property than the current classification.
- vi. The proposed amendment enhances or protects the surrounding natural environment, including air, water, stormwater management, wildlife, and vegetation.

