


**PETITION FOR ANNEXATION**

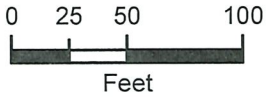
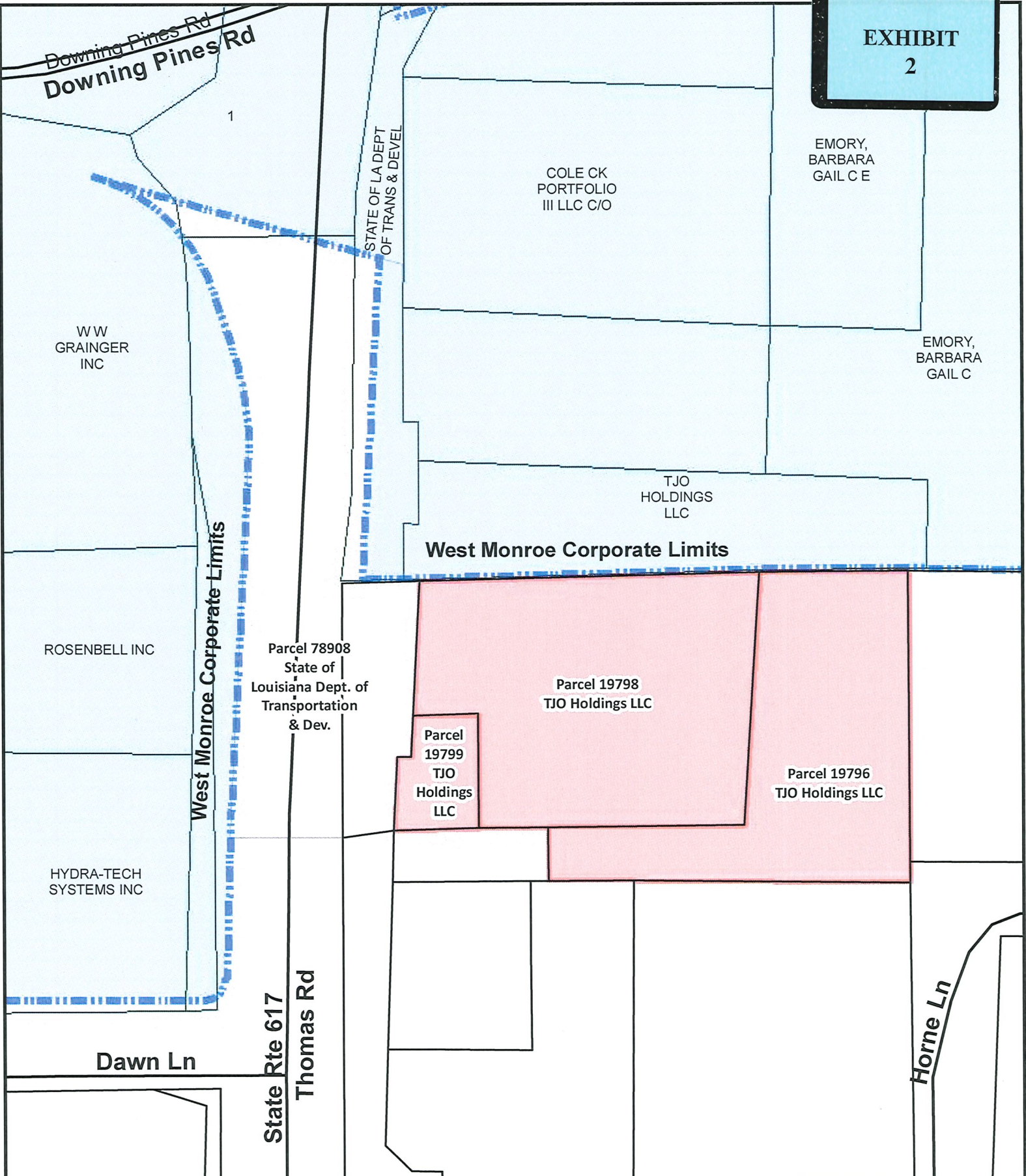
Assessor Parcel Number(s)	19796, 19798, and 19799	
Street Address	525 Thomas Road	
Owner:	TJO Holdings, LLC c/o Timmy Joe Olson 944 Wallace Road West Monroe, LA 71291	
Does owner live on the Property?	Yes: <input type="checkbox"/>	No: <input checked="" type="checkbox"/>
Names of registered voters living on the property		
Daytime phone number of persons signing petition		

I, the undersigned **property owner and/or registered voter**, residing on and/or owning property in the area hereinafter described, have, and do by the signing of this petition, request that all property owned and/or occupied by me and located within the area be annexed to the City of West Monroe, said area to be annexed being described as follows:

Properties identified by Ouachita Parish Assessor Parcel ID No. 19796 described therein as 0.600 acres m/l, Parcel ID No. 19798 described therein as 0.782 acres m/l, and Parcel ID No. 19799 described therein as 1.000 acres m/l, said parcels being further described in total as: Beginning at the Northwest corner of the South half of the South half Section 34, Township 18 North, Range 3 East run East along North line of forty for 417.45 feet; thence run South parallel with the West line of Section for 210 feet; thence run West parallel with Section line for 357.45 feet; thence run North parallel with Section line for 60 feet; thence run West parallel with Section line for 60 feet to the West line of said Section; thence run North along Section line for 150 feet to Point of Beginning; Less and Except a 0.075 acre tract identified by Ouachita Parish Assessor Parcel ID No. 123393 described as from the Northwest corner of said Section, run S89°59'44"E for 70.90 feet to the East r/w line of La. Hwy 617; thence run S02°45'27"W along said r/w for 9.21 feet; thence run Southerly along a curve to the left an arc length of 162.97 feet (radius 11,409.16'; chord S02°16'02"W for 162.97) feet to the Point of Beginning; thence from POB run S89°59'44"E for 101.25 feet; thence run S00°24'27"E for 32.14 feet; thence run N89°59'44"W for 102.52 feet to the East line of said highway; thence run Northerly along a curve to the right and the East line of La. Hwy. 617 for an arc length of 32.14 feet (radius 11,409.16 feet; chord N01°51'13"E for 32.14 feet) to the Point of Beginning of L/E tract; and Less and Except properties previously conveyed to the Department of Transportation and Development of the State of Louisiana.

This petition is signed and will be filed with the City of West Monroe in accordance with the provisions of LSA R.S. 33:172 et. seq.

	8/30/23
Signature	Date
Signature	Date
Signature	Date
Signature	Date



**TJO Holdings, LLC****Description of Property To Be Annexed**

Properties identified by Ouachita Parish Assessor Parcel ID No. 19796 described therein as 0.600 acres m/l, Parcel ID No. 19798 described therein as 0.782 acres m/l, and Parcel ID No. 19799 described therein as 0.089 acres m/l, said parcels being further described in total as: Beginning at the Northwest corner of the South half of the South half Section 34, Township 18 North, Range 3 East run East along North line of forty for 417.45 feet; thence run South parallel with the West line of Section for 210 feet; thence run West parallel with Section line for 357.45 feet; thence run North parallel with Section line for 60 feet; thence run West parallel with Section line for 60 feet to the West line of said Section; thence run North along Section line for 150 feet to Point of Beginning; Less and Except a 0.075 acre tract identified by Ouachita Parish Assessor Parcel ID No. 133989 described as from the Northwest corner of said Section, run S89°59'44"E for 70.90 feet to the East r/w line of La. Hwy 617; thence run S02°45'27"W along said r/w for 9.21 feet; thence run Southerly along a curve to the left an arc length of 162.97 feet (radius 11,409.16'; chord S02°16'02"W for 162.97) feet to the Point of Beginning; thence from POB run S89°59'44"E for 101.25 feet; thence run S00°24'27"E for 32.14 feet; thence run N89°59'44"W for 102.52 feet to the East line of said highway; thence run Northerly along a curve to the right and the East line of La. Hwy. 617 for an arc length of 32.14 feet (radius 11,409.16 feet; chord N01°51'13"E for 32.14 feet) to the Point of Beginning of L/E tract; and Less and Except properties previously conveyed to the Department of Transportation and Development of the State of Louisiana.



STEPHANIE SMITH, AAS, CLA  
Assessor



**CERTIFICATE OF THE  
OUACHITA PARISH ASSESSOR ACCORDING TO  
LOUISIANA R.S. 33:172 (ANNEXATIONS)**

The Assessor declares that she has examined the proposed annexation request dated November 13, 2023 by the municipality of the City of West Monroe for property referenced in the attached petition and does hereby certify that the petition represents a majority of the resident property owners in the proposed area and those assenting own at least 25% in value of the total assessed valuation, based upon the assessment rolls and homestead exemptions on file in the Parish Assessor's office.

I hereby certify that the valuation of the properties proposed for annexation is as follows:

- PARCELS - 19796, 19798, & 19799
  - Owner: TJO HOLDINGS LLC
  - SEE EXHIBIT A for Legal Description
  - Total Assessed Value: \$27,085

Total Assessed Value of ALL Property in Proposed Area: \$27,085

Total Assessed Value of Petition Signatures owning property in the Proposed Area:  
\$27,085 or 100%

The proposed parcels are VACANT LAND. There are 0 (zero) resident property owners signing homestead exemption as of the current date in the area proposed for annexation.

Signed November 13, 2023

STEPHANIE S. SMITH  
Ouachita Parish Assessor

OUACHITA PARISH ASSESSOR'S OFFICE  
ANNEXATION CERTIFICATE - 11/13/23   
EXHIBIT A FOR PARCELS 19796, 19798 & 19799

Parcel 19796:

0.60 ACS M/L IN S2 OF S2 SEC 34 T18N R3E,  
BEING ALL THAT PART LYING NORTH OF THE  
BOUNDARY LINE EVIDENCED ON THE SURVEY  
PLAT ATTACHED AS EXHIBIT A COB 2220-275,  
OF THE FOLLOWING DESCRIBED PROPERTY:

BEG 172 FT SO OF NW COR OF S2 OF S2,  
THENCE E 294 FT, NO 172 FT, E 123.45 FT,  
SO 210 FT, W 210 FT, SO 207.45, W 207.45,  
NO 245.45 FT

-LESS PARCEL 6-1 & 6-1-D-1 BK 1137-86-

-DONATED 0.075 ACS BK BK 2535-458 R#133989-

Parcel 19798:

LOT IN SO 2 OF SO 2 FRACTIONAL  
SEC 34 T18N R3E BEING 417.45

BY 210 BY 357 BY 60 BY 60 FT BY  
150 FT -LESS LOT BK 598-502-

-LESS PARCEL NO 6-3-C-1- TO  
STATE PROJECT NO 837-09-08

JCT LA 34 JCT LA I-20 BK  
1160-224 STATE OF LA DEPT  
OF TRANS.-

Parcel 19799:

LOT IN S2 OF S2 OF SEC 34 T18N  
R3E BEG 93 FT SO OF NW COR  
SAID SEC, SO 79 FT, WITH DEPTH  
E 94 FT -LESS PARCEL NO 6-3 TO  
STATE PROJECT NO 837-09-08 JCT  
LA I-20 BK 1160-224 STATE OF LA  
DEPT OF TRANSPORTATION-



# City of West Monroe

## Office of the City Attorney

2001 North 7th Street, West Monroe, LA 71291  
(318) 388-1000 FAX (318) 388-1002

November 13, 2023

Stephanie Smith, Ouachita Parish Assessor  
Ouachita Parish Courthouse  
301 South Grand Street  
Monroe, LA 71201  
by hand delivery

RE: Annexation/TJO Holdings, LLC

Dear Stephanie:

I need to get your "standard" annexation information/response for an annexation of property into the City of West Monroe. Attached is a copy of the signed Petition For Annexation and area map that I will attach to my Ordinance. Although originally set for our meeting on Tuesday, November 7<sup>th</sup>, it was tabled until our meeting on November 21<sup>st</sup> - so if possible I'd like to receive your response no later than Monday, November 20, 2023. Let me know and I can send someone to pick it up when ready.

These tracts have a single address: 525 Thomas Road, West Monroe, it all remains vacant property.

The properties were purchased by TJO Holdings, LLC on February 2, 2018, in that deed of record in Conveyance Book 2535, page 462, records of Ouachita Parish, Louisiana. A portion of the properties were already within the City so that our consultant, Pat Doane, prepared a modified/simplified description of only the portion to now be annexed. This is the description used in the attached copy of the Petition to Annex filed with us.

If you have any questions or need further information, please call or email me or Pat.

Thank you!

Doug

cc: Pat Doane  
pat.doane@neilerwinlaw.com

Mayor Mitchell

DCC/swc

C:\Users\Shannon\Dropbox\CITYANNEXATIONS\2023 (1215)\TJO Holdings, LLC\tr to Assessor's Office for certificate.wpd

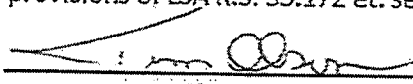
**PETITION FOR ANNEXATION**

Assessor Parcel Number(s)	19796, 19798, and 19799	
Street Address	525 Thomas Road	
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Does owner live on the Property?	Yes: <input type="checkbox"/>	No: <input checked="" type="checkbox"/>
Names of registered voters living on the property		
Daytime phone number of persons signing petition		

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This petition is signed and will be filed with the City of West Monroe in accordance with the provisions of LSA R.S. 33:172 et. seq.

 8/30/23  
 \_\_\_\_\_  
 Signature Date

\_\_\_\_\_  
 Signature Date

\_\_\_\_\_  
 Signature Date

\_\_\_\_\_  
 Signature Date

Downing Pines Rd  
Downing Pines Rd

WW  
GRAINGER  
INC

COLE CK  
PORTFOLIO  
III LLC C/O

EMORY,  
BARBARA  
GAIL C E

EMORY,  
BARBARA  
GAIL C

TJO  
HOLDINGS  
LLC

West Monroe Corporate Limits

ROSENBELL INC

Parcel 78908  
State of  
Louisiana Dept. of  
Transportation  
& Dev.

Parcel 19798  
TJO Holdings LLC

Parcel  
19799  
TJO  
Holdings  
LLC

Parcel 19796  
TJO Holdings LLC

HYDRA-TECH  
SYSTEMS INC

Dawn Ln

State Rte 617

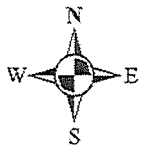
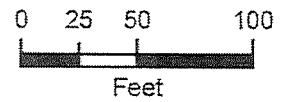
Thomas Rd

Horne Ln

 Neil Erwin Law  
A Louisiana Limited Liability Company

TJO Holdings, LLC Annexation

11/02/24  
By: PAD







Isabelle Butler, CERA  
REGISTRAR OF VOTERS  
PARISH OF OUACHITA  
1650 DESIARD STREET, SUITE 125  
MONROE, LOUISIANA 71201



Telephone (318) 327-1436  
Fax (318) 327-1337



### CERTIFICATE OF REGISTRAR OF VOTERS

I, Isabelle W. Butler, Registrar of Voters for Ouachita Parish, Louisiana, do hereby certify that according to the records of the Registrar of Voters for Ouachita Parish, Louisiana, there are no registered voters residing at 525 Thomas Road, West Monroe, Louisiana 71292, the area described on the Petition For Annexation (copy attached), which is proposed for annexation into the City of West Monroe, and also described as below.

IN WITNESS WHEREOF, witness, my hand at Monroe, Louisiana, on this 17th day of November, 2023.

Isabelle W. Butler, Registrar of Voters,  
Ouachita Parish, Louisiana

Assessor description of property proposed to be annexed into the corporate limits of the City of West Monroe, Ouachita Parish, Louisiana:

PARCELS - 19796, 19798, & 19799  
Owner: TJO HOLDINGS LLC

Parcel 19796:

0.60 ACS M/L IN S2 OF S2 SEC 34 T18N R3E, BEING ALL THAT PART LYING NORTH OF THE BOUNDARY LINE EVIDENCED ON THE SURVEY PLAT ATTACHED AS EXHIBIT A COB 2220-275, OF THE FOLLOWING DESCRIBED PROPERTY: BEG 172 FT SO OF NW COR OF S2 OF S2, THENCE E 294 FT, NO 172 FT, E 123.45 FT, SO 210 FT, W 210 FT, SO 207.45, W 207.45, NO 245.45 FT -LESS PARCEL 6-1 & 6-1-D-1, BK 1137-86- - DONATED 0.075 ACS BK 2535-458 R#133989-

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Parcel 19799:

LOT IN S2 OF S2 OF SEC 34 T18N R3E BEG 93 FT SO OF NW COR SAID SEC, SO 79 FT, WITH DEPTH E 94 FT -LESS PARCEL NO 6-3 TO STATE PROJECT NO 837-09-08 JCT LA I-20 BK 1160-224 STATE OF LA DEPT OF TRANSPORTATION



# City of West Monroe

## Office of the City Attorney

2001 North 7th Street, West Monroe, LA 71291  
(318) 388-1000 FAX (318) 388-1002

November 13, 2023

Isabelle Butler  
Ouachita Parish Registrar of Voters  
1650 DeSiard Street, Suite 125  
by email and by hand delivery

RE: Annexation/TJO Holdings, LLC

Dear Isabelle:

I need to get your "standard" annexation information/response for an annexation of property into the City of West Monroe. Attached is a copy of the signed Petition For Annexation and area map that I will attach to my Ordinance. Although originally set for our meeting on Tuesday, November 7<sup>th</sup>, it was tabled until our meeting on November 21<sup>st</sup> - so if possible I'd like to receive your response no later than Monday, November 20, 2023. Let me know when ready and I'll send someone to pick it up.

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For your convenience I am also attaching a draft in Word of your possible response that includes what I think we need - but of course you can utilize whatever format you determine is appropriate.

If you have any questions or need further information, please call or email me or Pat.

Thank you!

Doug

cc: Pat Doane  
pat.doane@neilerwinlaw.com

Mayor Mitchell

DCC/swc

C:\Users\Shannon\Dropbox\CITY\ANNEXATIONS\2023 (1215)\TJO Holdings, LLC\ltr to Registrar of Voters for certificate.wpd

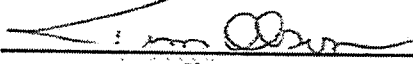
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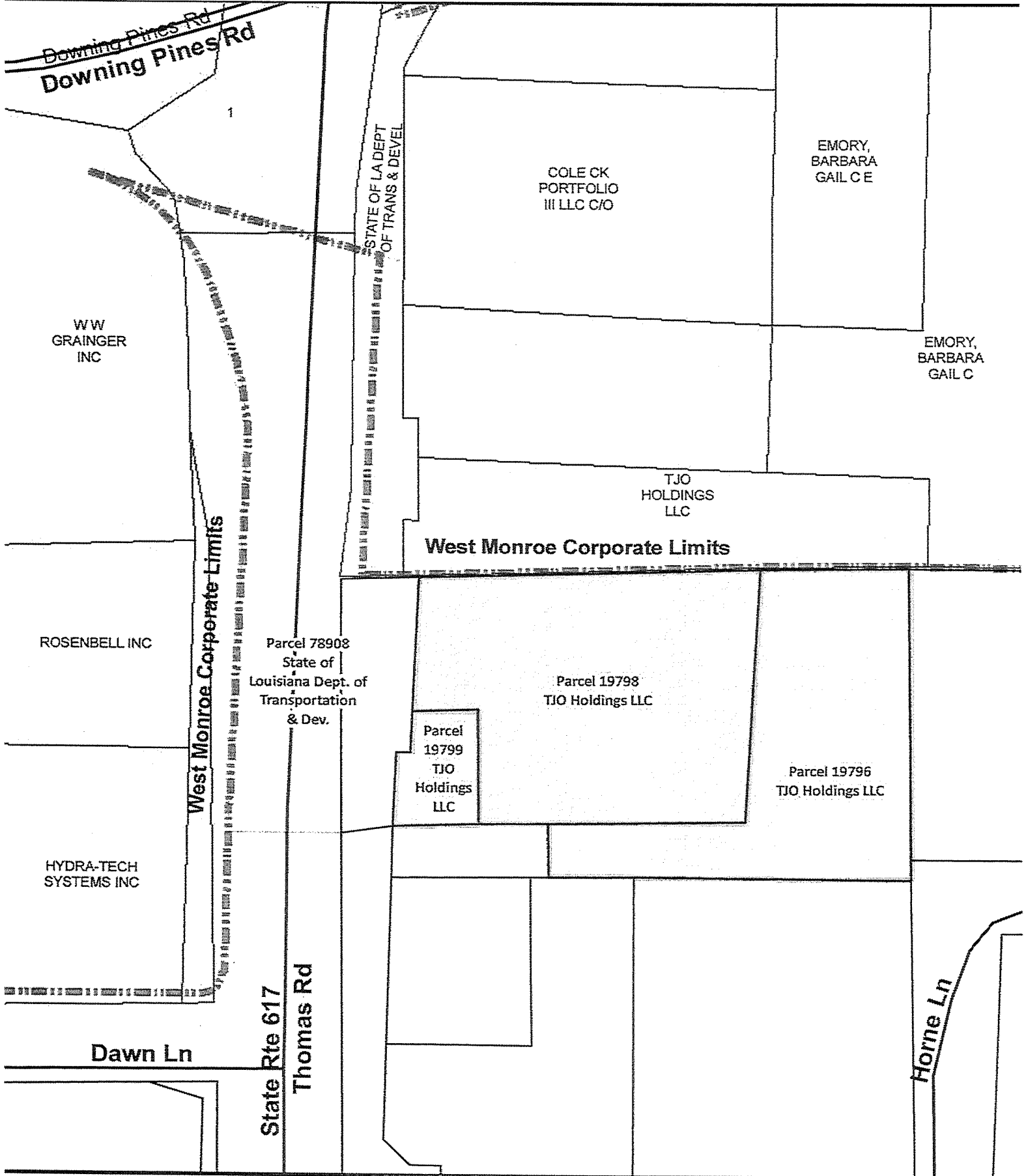
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This petition is signed and will be filed with the City of West Monroe in accordance with the provisions of LSA R.S. 33:172 et. seq.

 Signature	8/30/23 Date
Signature	Date
Signature	Date
Signature	Date



[Letterhead of Registrar]

CERTIFICATE OF REGISTRAR

*A copy of this is also emailed, for adding your letterhead and editing*

I, Isabelle W. Butler, Registrar of Voters for Louisiana, do hereby certify that according to the records of the Ouachita Parish, Louisiana, there are no registered voters residing in the area described on the Petition for Annexation (copy attached), which is proposed for annexation into the City of West Monroe, and also described below.

IN WITNESS WHEREOF, witness, my hand at Monroe, Louisiana, on this \_\_\_\_\_ day of November, 2023.

Isabelle W. Butler, Registrar of Voters,  
Ouachita Parish, Louisiana

Description of property proposed to be annexed into the corporate limits of the City of West Monroe, Ouachita Parish, Louisiana:

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# The Ouachita CITIZEN

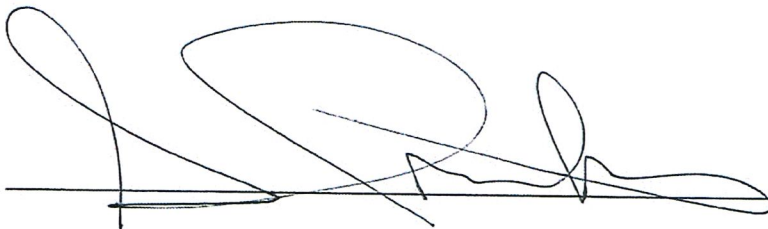
www.ouachitacitizen.com

4423 Cypress Street, West Monroe, LA 71291 • Phone (318) 396-0602 • Fax (318) 396-0900

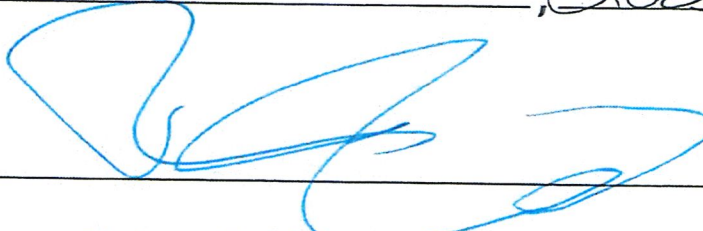
## AFFIDAVIT Proof of Publication

I certify that the attached notice was published in  
*The Ouachita Citizen*, a weekly newspaper and the official  
legal journal of Ouachita Parish and Morehouse Parish,  
Louisiana, in the issue/s of:

Sept 28, Oct 5, 12, 2023

Signed by: 

Sworn and subscribed before me, this 12 day of  
October, 2023



Notary Public #33912  
Devin Todd Jones

# PUBLIC NOTICES

(Continued from Page 11C)

documents. See website for details. Alternatively, copies of the contract documents may be obtained from the office of S.E. Huey Co., located at 1111 N. 19th Street, Monroe, LA 71201, upon payment of a \$50.00 deposit for each set. Bona fide prime contractors who submit a valid bid for the project will receive a full refund for their first set of Contract Documents obtained from S.E. Huey Co. upon returning them in good condition to the office of S.E. Huey Co. within ten calendar days of the bid opening. The deposit for all other plans will be non-refundable.

Each bidder must deposit with his/her bid, security in the amount, form and subject to the conditions provided in the Information for Bidders. Sureties used for obtaining bonds must appear as acceptable on the Department of Treasury Circular 570.

No bidder may withdraw his/her bid within 45 days after the actual date of the opening thereof.

The Contractor shall begin mobilization of materials within ten (10) working days of the receipt of the Notice to Proceed.

The successful bidder must submit executed copies of certification regarding Equal Employment Opportunity, Past Criminal Convictions of Bidders, and the Affidavit of Non-Collusion.

The successful bidder will be required to execute the Owner's Standard Form of Agreement/Contract for construction together with the Performance and Payment Bonds within ten (10) working days after normal award of contract.

Minority owned firms and small businesses are encouraged to participate.

Any person with disabilities requiring special accommodations must contact the City of West Monroe no later than seven (7) days prior to bid opening.

Mayor Staci Albritton Mitchell

Publication Dates  
9/28,10/5,10/12,10/19

## PUBLIC NOTICE

NOTICE is hereby given that the Planning Commission of the City of West Monroe will meet in legal session on Monday, October 16, 2023, at 5:00 p.m. in the Council Chambers at West Monroe City Hall, 2305 North 7th Street, West Monroe, Louisiana, to review the following:

ANNX-23-60000001 by TJO Holdings LLC for property located at 525 Thomas Road. (Parcel #19796, 19798 & 19799). Requesting Annexation into the West Monroe City Limits per West Monroe Code of Ordinances Section 12-2003.

ZC-23-45000005 by TJO Holdings LLC for property located at 525 Thomas Road. (Parcel #19796, 19798 & 19799). Requesting Zone Change from O-L (Open Land) District to B-3 (General Business) District per West Monroe Code of Ordinances Section 12-5016(a).

The public is invited to attend.  
9/28,10/5,10/12

## PUBLIC NOTICE

### PUBLIC HEARING

#### OUACHITA PARISH POLICE JURY, LOUISIANA

The Ouachita Parish Police Jury will hold a public hearing at 4:00 P.M. on Thursday, October 5, 2023, at the Police Jury Office, 100 Bry Street, Monroe, LA. The purpose of the meeting is to obtain views on the housing and community development needs of the Parish and to discuss the submission of an application for funding under the State of Louisiana Community Development Block Program FY 2024-FY 2025 Public Facilities, Clearance, Economic Development, Make a Difference.

A. The amount of funds available for proposed community development.  
B. The range of activities available that may be undertaken, including the estimated amount of funds proposed to be used for activities that will benefit persons of low and moderate incomes.

C. The plans of the Police Jury for minimizing displaced persons as a result of activities assisted with such funds and the benefits to be provided by the Parish to persons actually displaced as a result of such activities; and,

D. The Police Jury's past performance on LCDBG projects funded by the State of Louisiana.

Pleasant & Williams, The Barris  
Street, Monroe, Louisiana 71201  
9/21,9/28

## NOTICE

We are applying to the Office State of Louisiana for a permit to content at retail in West Monroe following address: 7975 Cypress St., RRMD Restaurant Operations, Doing Business As: The Chenie Dawn Hardie, owner/partner  
9/28

## NOTICE

Anyone knowing the whereabouts to EAGLE BANK & TRUST CC DOWNHOUR, and dated Decem providing reasonable attorney fee collection of same. Please contact He P.O. Box 87379, Baton Rouge, LA 9/28,10/5,10/12

## REQUEST FOR PROPOSALS PROGRAM ADMINISTRATION MANAGEMENT

The Franklin Parish Police Jury Watershed Initiative Design Support drainage improvements to Ash Slough Police Jury is interested in procuring consulting firm to administer and implement the project.

The procedure for the selection of the procurement requirements of All responses received will be evaluated criteria and corresponding point scores proposals package. That package performed by the selected firm.

The Police Jury will award the contract to the highest score in the evaluation process.

Interested parties are invited to contact Sam Wiggins, Secretary/Treasurer, 71295, Telephone: (318) 435-9422, hand-delivered or mailed to the address in such a manner that it is received by October 11, 2023.

The Franklin Parish Police Jury encourage all small and minority-owned enterprises to apply.  
9/28,10/5

## FRANKLIN PARISH POLICE REQUEST FOR QUALIFICATION FOR ENGINEERING SERVICES

The Franklin Parish Police Jury is soliciting proposals for services for implementation of the Support Program - Ash Slough Drainage Improvements.

The Police Jury is soliciting qualified firms to assist the Police Jury with engineering, and construction related Watershed Initiative's Design Support. The selected firm will assist with final performing a final Hydrologic and Hydraulic Study.

All responses will be evaluated and the most qualified firm will be identified in the Request for Qualification. The Police Jury will begin contract negotiation of successful respondent.

Interested parties are invited to contact Sam Wiggins, Secretary/Treasurer, 6558 Main Street, Monroe, Louisiana 71201, 9/28, 10/5, 10/12