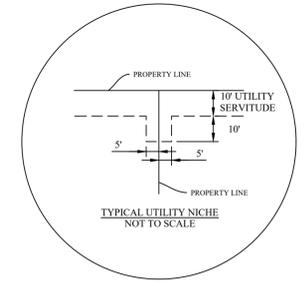
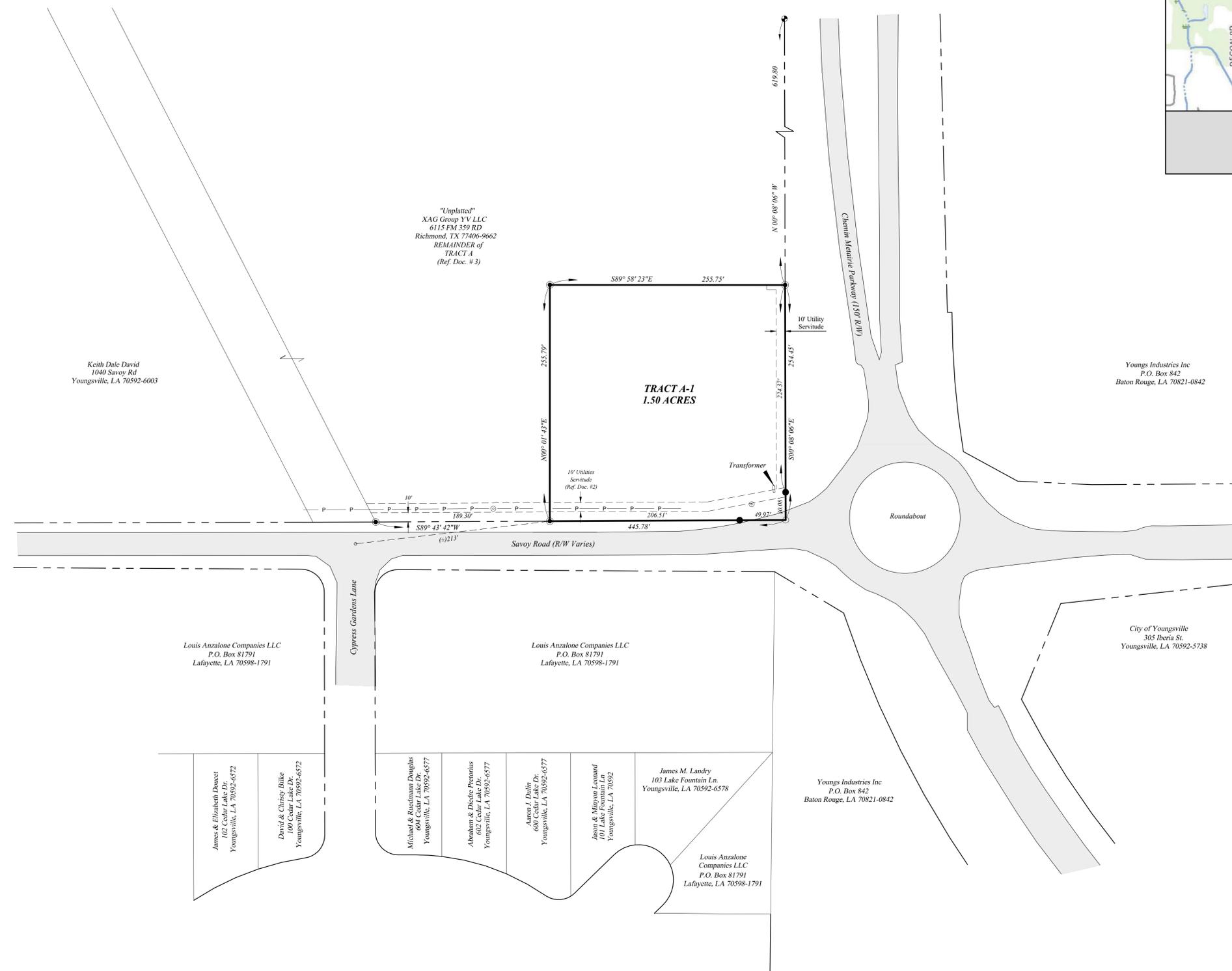
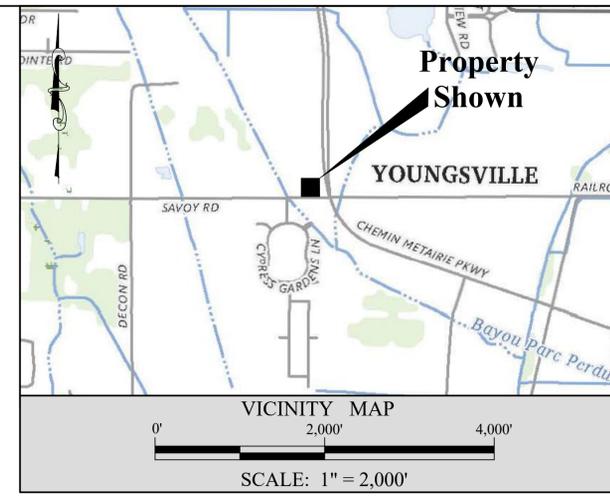


SURVEY LEGEND	
Type of Development:	Commercial
Total Area of Development:	1.50 Acres
Min. Area	1.50 Acres
Total Number of Lots:	1
Min. Frontage on Dedicated Street	254.45'
●	Set 5/8" Iron Rod
●	Set 5/8" Iron Rod @ Reference Corner
⊕	Found Hole in Asphalt
○	Calculated corner position (No monument found or set)
⊙	Telephone Pedestal/Fiber Optic Sign
— P —	Overhead Power
---	Existing Utility Servitude
Streets.....	Asphalt/Concrete
Electricity.....	SLEMCO
Water.....	City of Youngsville
Sewer.....	City of Youngsville
Drainage.....	Underground Drainage (Existing)
Communications.....	COX COMMUNICATIONS (Existing)

R 4 E  
SECTION 12



T  
11  
S

**Notes:**  
 1. Scope of work does not include wetlands determinations, servitudes, easements or rights-of-way, unless specifically noted with accompanying recorded document.  
 2. Bearings and distances are based on the Louisiana State Plane Coordinate System of NAD 1983 (2011), South Zone.  
 3. Effective FIRM panel number 22055C0250 J dated December 21, 2018 indicates this property lies in ZONE A (No Base Flood Elevations determined).  
 This survey was performed on the ground by myself and/or under my direct supervision and control. The survey is in accordance with applicable standard "Class C" for a property boundary survey as adopted by the Louisiana Professional Engineering and Land Surveying Board, LAC 46:XXI, Chapter 29, §2907.

**PRELIMINARY-FOR REVIEW ONLY  
 NOT FOR RECORDATION,  
 CONVEYANCE OR SALES.**  
 REGISTERED LAND SURVEYOR NO. 5144  
 STATE OF LOUISIANA  
 TERRY J. ORTEGO  
 SOUTHEAST ENGINEERS & LAND SURVEYORS  
 P.O. BOX 1834, SCOTT, LA 70583  
 337-266-9500  
 SE-25-263 PRELIM PLAT.DWG



**Reference Documents:**  
 1. Cash Sale recorded under File No. 2021-00057690.  
 2. Act of Donation of Right of Way & Utilities Servitude recorded under File No. 2021-00018575.  
 3. Plat of Survey prepared by Barry Bleichner, R.L.S., dated December 13, 2021, and recorded under File No. 2021-00057691.  
 4. Plat of Survey prepared by Paul Meyers, R.L.S., recorded under File No. 2018-00025875.

**Owner**  
 XAG GROUP YV LLC  
 6115 FM 359 RD  
 RICHMOND, TX 77406-9662

**Applicant**  
 BRUHATI I, LLC  
 c/o Alok Banga  
 414 Red Robin Trail  
 Lafayette, LA 70503  
 PH: (337) 349-0926

**PLAT OF SURVEY  
 SHOWING  
 TRACT A-1, LIVE OAK GAS STATION**  
 SITUATED IN SECTION 12, T. 11 S., R. 4 E.  
 CITY OF YOUNGVILLE  
 LAFAYETTE PARISH, LOUISIANA

GRAPHIC SCALE: 1" = 60'