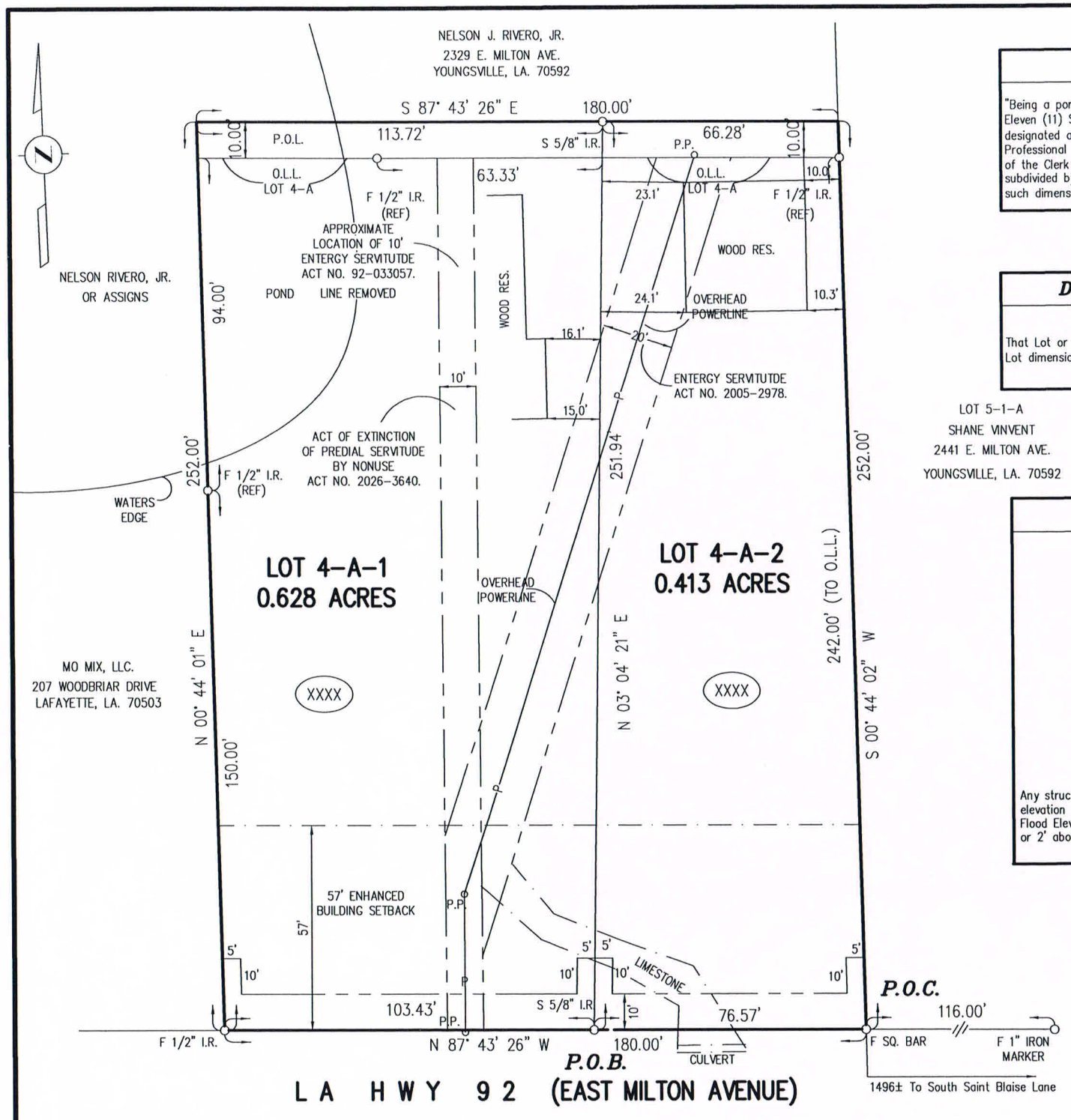


PROPERTY DESCRIPTION LOT 4-A

"Being a portion of that certain lot or parcel of ground situated in Section Two (2), Township Eleven (11) South, Range Four (4) East, Parish of Lafayette, State Louisiana, being known and designated as Lot 4-A on the Plat of Survey prepared by Michael J. Breaux, Registered Professional Land Surveyor, dated March 31, 2004, recorded under file No. 04-015675, records of the Clerk of Court and Recorded for Lafayette Parish, Louisiana. Said Lot 4-A is hereby subdivided by this plat into two (2) lots designated as Lot 4-A-1 and Lot 4-A-2, having such dimensions, boundaries, shapes, forms, location, and areas as shown hereon.

DESCRIPTION PARCEL OF LAND (P.O.L.)

That Lot or Parcel of Land located directly North of lot 4-A (Recorded Act No.04-15675) Lot dimensions (10 Ft. By 242 Ft). See Act No. 2007-45312.

LOT 5-1-A
SHANE VINVENT
2441 E. MILTON AVE.
YOUNGSVILLE, LA. 70592

NOTES

This survey was conducted by me or under my direct supervision based on standards for Class C surveys in accordance with the minimum standards for Boundary Surveys as adopted by the Board of Professional Engineers and Land.
(LAC TITLE 46: LXI CHAPTER 29)

Purpose of Plat is for approval by the City of Youngsville.

Bearings are referenced to NAD_83 Louisiana South.

(XXXX) – Municipal Number

Building Set Backs – 20' Front
10' Rear
5' Rear

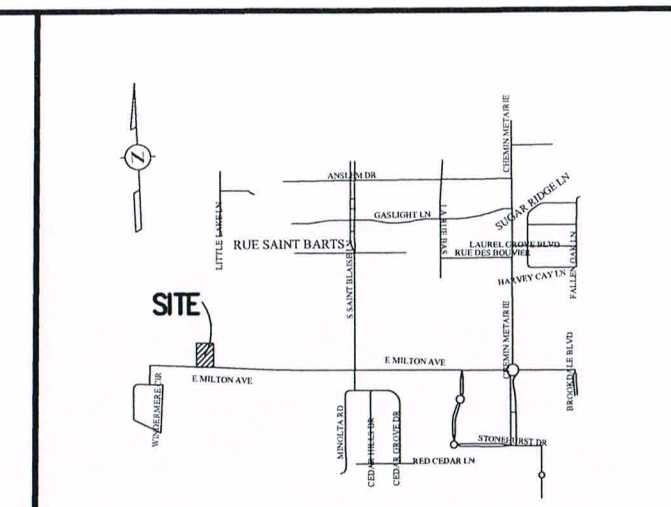
Any structure, enclosed on three or more sides, must be elevated so that the minimum elevation of its Finished Floor Elevation (FFE) is the higher value of either 1' above the Base Flood Elevation (BFE), 1.5' above the road's center line in located in Flood Zones X or X500, or 2' above the road's center line in located in Flood Zones A or AE.

PRELIMINARY

NOT FOR RECORDATION

STATE OF LOUISIANA
M. J. BREAUX
REG No.4497
REGISTERED PROFESSIONAL
LAND SURVEYOR

By: _____
M. J. BREAUX, P.L.S.



0' 2000' 4000' 6000'

Scale: 1"=2000'

Preliminary Plat
Showing Property
of

GOODRICH PROPERTIES OF LOUISIANA, LLC

(A Residential Development)

Being

Plot 4-A and A Parcel of Land (P.O.L.)

Creating

Lot 4-A-1 and Lot 4-A-2

Located in
Section 2, T-11-S, R-4-E
Lafayette Parish, Louisiana

0' 40' 80' 120'

Scale: 1"=40' *Date: February 17, 2026*

prepared by
Michael J. Breaux & Associates, Inc.
Professional Land Surveyors
106 Annonce Street
Lafayette, Louisiana 70507
(337)232-2428

LEGAL LOT 4-A-1

That certain Lot or parcel of land containing 0.628 acres, being a portion of Lot 4-A, property of Robert Vincent & Zulma Sellers, located in Section 2, Township 11 South, Range 4 East, Lafayette Parish, Louisiana, said Lot 4-A recorded Act No. 04-15675 and being more particulary described as follows:

COMMENCING at the Southwest corner of Lot 5-1-A (plat recorded Act No. 02-28035) Sq. Bar; thence along the Northerly R/W of La. Hwy 92 in a Westerly direction 76.57 Ft. to the POINT OF BEGINNING, 5/8 I.R. thence along said R/W N 87° 43" 26" W 103.46 Ft 1/2" I.R.; thence leaving said R/W N 00° 44' 01" E 252.00 Ft.; thence S 87° 43' 26" E 113.72' 5/8 I.R.; Thence S 03° 04' 21" W to the POINT OF BEGINNING.

LEGAL LOT 4-A-2

That certain Lot or parcel of land containing 0.413 acres, being a portion of Lot 4-A, property of Robert Vincent & Zulma Sellers, located in Section 2, Township 11 South, Range 4 East, Lafayette Parish, Louisiana, said Lot 4-A recorded Act No. 04-15675 and being more particulary described as follows:

COMMENCING at the Southwest corner of Lot 5-1-A (plat recorded Act No. 02-28035) Sq. Bar, said point is also POINT OF BEGINNING; thence along the Northerly R/W of La. N 87° 43' 26" W 76.57' 5/8" I.R.; thence leaving said R/W N 03° 14' 21" E 251.94 Ft. 5/8 I.R.; thence S 87° 43' 26" E 66.28 Ft.; thence S 00° 44' 02" W 252.00 Ft to POINT OF BEGINNING.

25-061