

Houma-Terrebonne Regional Planning Commission

Robbie Liner.....	Chairman
Jan Rogers.....	Vice-Chairman
Barry Soudelier.....	Secretary/Treasurer
Michael Billiot.....	Member
Terry Gold.....	Member
Clarence McGuire.....	Member
Angele Poiencot.....	Member
Travion Smith.....	Member
Wayne Thibodeaux.....	Member

DECEMBER 18, 2025, THURSDAY
6:00 P.M.

TERREBONNE PARISH COUNCIL MEETING ROOM
Government Tower, 8026 Main Street, 2nd Floor, Houma, Louisiana

A • G • E • N • D • A

I. CONVENE AS THE ZONING & LAND USE COMMISSION

- A. INVOCATION & PLEDGE OF ALLEGIANCE**
- B. ROLL CALL**
- C. CONFLICTS DISCLOSURE**
- D. APPROVAL OF MINUTES**
 - 1. Approval of the Minutes of the Zoning & Land Use Commission for the Regular Meeting of November 20, 2025
- E. COMMUNICATIONS**
- F. PUBLIC HEARING:**
 - 1. Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential); 1128 & 1130½ Daspit Street; Terrebonne Ministerial Alliances, Inc., applicant (*Council District 1 / City of Houma Fire*)
- G. NEW BUSINESS:**
 - 1. Planned Building Group:
Placement of three (3) boat & RV storage buildings; 135 & 149 Valhi Lagoon Crossing; Stingray Rentals, LLC, applicant (*Council District 6 / City of Houma Fire*)
- H. STAFF REPORT**
 - 1. *Public Hearing*
Discussion and possible action regarding the placement of modular structures in residential zoning districts
- I. COMMISSION COMMENTS:**
 - 1. Zoning & Land Use Commissioners’ Comments
 - 2. Chairman’s Comments
- J. PUBLIC COMMENTS**
- K. ADJOURN**

II. CONVENE AS THE REGIONAL PLANNING COMMISSION

- A. INVOCATION & PLEDGE OF ALLEGIENCE**
- B. ROLL CALL**
- C. CONFLICTS DISCLOSURE**
- D. APPROVAL OF MINUTES:**
 - 1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of November 20, 2025
- E. APPROVE REMITTANCE OF PAYMENT FOR THE DECEMBER 18, 2025 INVOICES AND THE TREASURER’S REPORT OF NOVEMBER 2025**
 - 1. Accept and approve the proposed 2026 Budget

F. ANNUAL ORGANIZATIONAL MEETING:

1. Approval of proposal(s) for the 2025 Audit
2. Election of Officers for 2026

G. COMMUNICATIONS

H. OLD BUSINESS:

1. a) Subdivision: Lots 115 thru 122, A Redivision of Revised Parcel 6-B belonging to Miss Janis 4J Spell, LLC
Approval Requested: Process D, Minor Subdivision
Location: 1118-1138 Four Point Road, Terrebonne Parish, LA
Government Districts: Council District 7 / Grand Caillou Fire District
Developer: Miss Janis 4J Spell, LLC
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Revised Parcel 3-B and Lots 65 thru 73, A Redivision of Revised Parcel 3-B belonging to Miss Janis 4J Spell, LLC
Approval Requested: Process D, Minor Subdivision
Location: 1007-1019 Four Point Road, Terrebonne Parish, LA
Government Districts: Council District 7 / Grand Caillou Fire District
Developer: Miss Janis 4J Spell, LLC
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Variance Request: Variance from the minimum lot size requirement
d) Consider Approval of Said Application

I. APPLICATIONS / NEW BUSINESS:

1. a) Subdivision: Tracts "E-1-A" thru "E-1-C," A Redivision of Tract "E-1" belonging to Dularge Investments, L.L.C.
Approval Requested: Process A, Raw Land Division
Location: Brady Road, Terrebonne Parish, LA
Government Districts: Council District 7 / Bayou Dularge Fire District
Developer: Dularge Investments, L.L.C., c/o Ronald J. Shaw
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Consider Approval of Said Application

J. STAFF REPORT

1. Reminder to those who haven't completed the required annual ethics and sexual harassment training for 2025

K. ADMINISTRATIVE APPROVAL(S):

1. Revised Tracts 3-A and 3-B, A Redivision of Property belonging to Lee M. Luke, et ux; Section 32, T18S-R17E, Terrebonne Parish, LA (464A Bayou Dularge Road / Councilman Brien Pledger, District 1)
2. Tracts "A" & "B", A Redivision of Property belonging to Edward J. Richard, Jr., et ux; Sections 62 & 63, T17S-R16E, Terrebonne Parish, LA (3673 Bayou Black Drive / Councilman Danny Babin, District 7)
3. Revised Lots 7 & 8, A Redivision of Lots 7 & 8, Block 2 of Belmont Place Subdivision; Sections 30, 31, & 32, T17S-R17E, Terrebonne Parish, LA (260 Independence Drive / Councilman Clyde Hamner, District 6)
4. Revised Lot 43, A Redivision of Lots 43 & 44 of Norby Estates; Section 31, T18S-R18E, Terrebonne Parish, LA (5050 Hwy. 56 / Councilwoman Kim Chauvin, District 8)
5. Tract A-B-E-F-A, A Redivision of Property belonging to Broussard Dove Land, LLC; Section 6, T17S-R17E, Terrebonne Parish, LA (7605 West Park Ave. & 115 Central Ave. / Councilman Charles "Kevin" Champagne, District 5)
6. Revised Tract 1, A Redivision of Lots 3, 4, 5, 6, & Tract 1 of Block 106 of the Oscar Daspts Addition to Newtown; Section 38, T17S-R17E, Terrebonne Parish, LA (1211 Aycock Street / Councilman Brien Pledger, District 1)
7. Survey & Division of Lot 3 and Lot 4, Block 1 of Corporate Acres Subdivision and a ±0.81 Acre Tract all belonging to Corporate Drive Properties, LLC into Lot 3A and Lot 4A; Section 101, T17S-R17E, Terrebonne Parish, LA (281 & 283 Corporate Drive / Councilman Carl "Carlee" Harding, District 2)
8. Revised Lots 8 & 9, Block 2 of Highland Park Subdivision; Section 8, T16S-R17E, Terrebonne Parish, LA (212 & 214 Michael Street / Councilman John Amedée, District 4)
9. Revised Lots 10 & 11, Block 2 of Highland Park Subdivision; Section 8, T16S-R17E, Terrebonne Parish, LA (214 & 220 Michael Street / Councilman John Amedée, District 4)
10. Revised Parcel 3-A & Revised Lot 54, A Redivision of Revised Parcel 3-A and Lot 54 belonging to Four Geaux Louisiana, LLC, et al; Sections 22 & 27, T20S-R17E, Terrebonne Parish, LA (1049 Four Point Road / Councilman Danny Babin, District 7)

- L. COMMITTEE REPORT:**
 - 1. Subdivision Regulations Review Committee
- M. COMMISSION COMMENTS:**
 - 1. Planning Commissioners' Comments
 - 2. Chairman's Comments
- N. PUBLIC COMMENTS**
- O. ADJOURN**

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

Phone (985) 873-6793 • Fax (985) 580-8141 • Email: htrpcinfo@tpcg.org

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- | | |
|---|--|
| A. <input type="checkbox"/> Raw Land | B. <input type="checkbox"/> Mobile Home Park |
| <input type="checkbox"/> Re-Subdivision | <input type="checkbox"/> Residential Building Park |
| C. <input type="checkbox"/> Major Subdivision | <input type="checkbox"/> Conceptual/Preliminary |
| <input type="checkbox"/> Conceptual | <input type="checkbox"/> Engineering |
| <input type="checkbox"/> Preliminary | <input type="checkbox"/> Final |
| <input type="checkbox"/> Engineering | D. <input checked="" type="checkbox"/> Minor Subdivision |
| <input type="checkbox"/> Final | |

Variance(s) – Provide brief description below. On a separate sheet of paper, provide a detailed description of the variance, demonstrate valid hardship(s), and demonstrate why the issuance of the variance would not nullify the intent and purpose of the ordinance which may include the public health, safety, and welfare. (Sec. 24.9.2.1)

X LOTS ARE LESS THAN 12,000 SQ. FT.

THE FOLLOWING MUST BE COMPLETE TO ENSURE PROCESS OF THE APPLICATION:

- Lots 115 thru 122, a redivision of Revised Parcel 6-B belonging to Miss Janis' 4J*
- Name of Subdivision: Spell's, LLC
 - Developer's Name & Address: Miss Janis' 4J Spell's, LLC P.O. BOX 15794 Hattisburg, MS 39404
Owner's Name & Address: Miss Janis' 4J Spell's, LLC P.O. BOX 15794 Hattisburg, MS 39404
All owners must be listed, attach additional sheet if necessary
 - Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

- | | |
|--|---|
| 4. Physical Address: <u>FOUR POINT ROAD</u> | |
| 5. Location by Section, Township, Range: <u>SECTIONS 22 & 27, T20S-R18E</u> | |
| 6. Purpose of Development: <u>CAMP OWNERS WANT TO PURCHASE THE LAND UNDER THE CAMPS</u> | |
| 7. Land Use:
<input checked="" type="checkbox"/> Single-Family Residential
<input type="checkbox"/> Multi-Family Residential
<input type="checkbox"/> Commercial
<input type="checkbox"/> Industrial | 8. Sewerage Type:
<input type="checkbox"/> Community
<input checked="" type="checkbox"/> Individual Treatment
<input type="checkbox"/> Package Plant
<input type="checkbox"/> Other |
| 9. Drainage:
<input type="checkbox"/> Curb & Gutter
<input checked="" type="checkbox"/> Roadside Open Ditches
<input type="checkbox"/> Rear Lot Open Ditches
<input checked="" type="checkbox"/> Other | 10. Planned Unit Development: Y <input type="checkbox"/> N <input checked="" type="checkbox"/> |
| | 11. Date and Scale of Map:
<u>DATE: 9/25/25</u> |
| 13. Number of Lots: <u>8</u> | 12. Council District / Fire Tax Area:
_____ |
| | 14. Filing Fees: _____ |

CERTIFICATION:

I, KENETH L. REMBERT, certify this application including the attached date to be true and correct.

KENETH L. REMBERT

Print Applicant or Agent

9/25/25

Date


Signature of Applicant or Agent

The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application **or** that he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

MISS JANIS' 4J SPELL'S, LLC

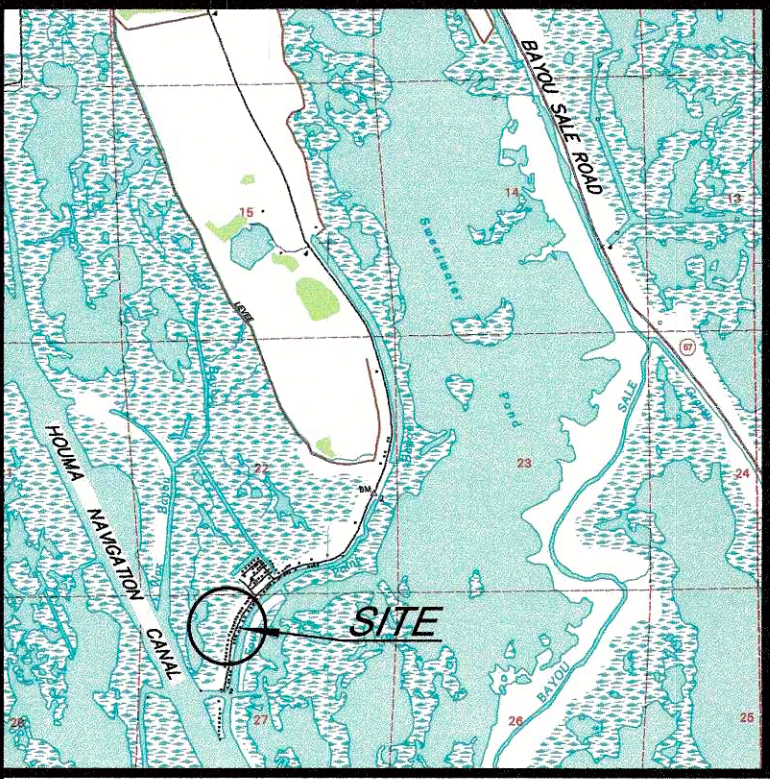
by: Janis C. Spell

Print Name of Signature

X
Signature

9/25/25

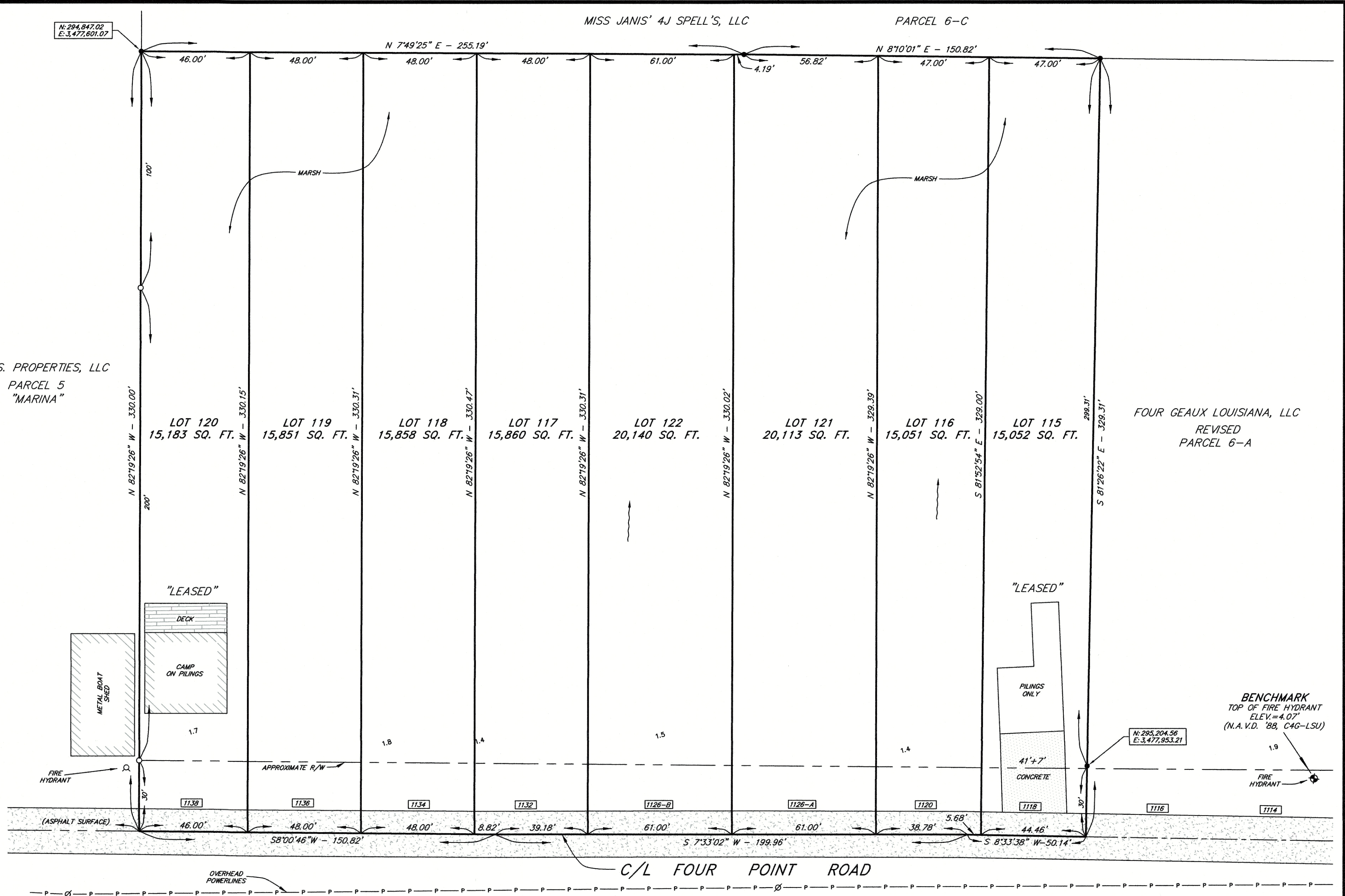
Date



"VICINITY MAP"



C.D.R.S. PROPERTIES, LLC
PARCEL 5
"MARINA"



SEWER SYSTEM:
INDIVIDUAL TREATMENT PLANT TO BE
USED IN THIS AREA. COMMUNITY SEWERAGE
IS NOT AVAILABLE.

DRAINAGE NOTE:
THIS PROPERTY DRAINS TO THE MARSH IN THE REAR WHICH NEEDS
NO MAINTENANCE.
THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY
MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

FLOOD INFORMATION:
THIS PROPERTY IS LOCATED IN ZONE "VE" AS SHOWN ON THE FEDERAL EMERGENCY
MANAGEMENT AGENCY RATE MAP, COMMUNITY NO. 22109C, PANEL NO. 0650, SUFFIX "E",
AND DATED SEPTEMBER 7, 2023. ZONE "AE" HAS A B.F.E. REQUIREMENT OF 15'.
PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE
CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

REFERENCE MAPS:
MAP PREPARED BY KENETH L. REMBERT, PLS ENTITLED "PLAT SHOWING PARCEL 6,
PROPERTY OF FOUR POINT INDUSTRIES, LLC, IN SECTIONS 22 & 27, T20S-R17E,
TERREBONNE PARISH, LOUISIANA" DATED NOVEMBER 1, 2019.

NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS OFFICE
NO ATTEMPT HAS BEEN MADE BY KENETH L. REMBERT LAND SURVEYORS TO VERIFY
TITLE, ACTUAL LEGAL OWNERSHIP, DEED RESTRICTIONS, SERVITUDES, EASEMENTS, ALLEYS,
RIGHT-OF-WAYS OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY
THE CLIENT OR HIS REPRESENTATIVE. THERE IS NO REPRESENTATION THAT ALL APPLICABLE
SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE
SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY AND NO
ATTEMPT HAS BEEN MADE TO LOCATE BURIED UTILITIES AS PART OF THIS SURVEY.
KENETH L. REMBERT LAND SURVEYORS HAS NOT AND DOES NOT PROVIDE DELINEATION
OF JURISDICTIONAL WETLANDS. THE WORDS "CERTIFY", "CERTIFIES" OR "CERTIFICATION" AS
USED HEREON IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE
SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF ON SUCH. IT
DOES NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.

ALL SURVEY CONTROL IS US FEET, ESTABLISHED BY GPS OBSERVATIONS
AND POST PROCESSED WITH NGS C46 USING GEOID 18. THE VERTICAL
DATUM IS NAVD '88 AND THE HORIZONTAL DATUM IS NAD 83, LOUISIANA
SOUTH ZONE 1702.

LEGEND:

- INDICATES 5/8" IRON ROD SET
- INDICATES 5/8" IRON ROD FOUND
- ⊙ INDICATES IRON SHAFT FOUND
- EXISTING POWER POLE
- EXISTING POWER POLE WITH LIGHT
- EXISTING FIRE HYDRANT
- ⊕ INDICATES BENCHMARK
- 1008 INDICATES MUNICIPAL ADDRESS
- 3.3 INDICATES SPOT ELEVATION
- INDICATES DRAINAGE FLOW

APPROVED AND ACCEPTED THIS DATE _____
BY THE HOUMA - TERREBONNE REGIONAL PLANNING COMMISSION

BY _____ FOR _____

I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION
IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR LAND
SURVEYORS AND THAT THE ACCURACY STANDARDS ARE IN ACCORDANCE
WITH CLASS "C" SUBURBAN SURVEYS AS INDICATED IN THE ABOVE STANDARDS.

Surveyor's Signature: _____

Surveyor's Name: KENETH L. REMBERT, PROFESSIONAL LAND SURVEYOR

Firm: KENETH L. REMBERT LAND SURVEYORS

Registration Number: 331

8 - PARCELS

"MINOR SUBDIVISION"
LAND USE: CAMP SITES

PLAT SHOWING LOTS 115 THRU 122,
A REDIVISION OF REVISED PARCEL 6-B
BELONGING TO MISS JANIS' 4J SPELL'S, LLC
LOCATED IN SECTIONS 22 & 27, T20S-R17E
TERREBONNE PARISH, LOUISIANA



Keneth L. Rembert, PLS
LAND SURVEYORS
635 SCHOOL STREET, HOUMA, LOUISIANA 70360
(985) 879-2782 FAX - (985) 879-1641



DRAWN: B.M.

CHK'D.: K.L.R.

SCALE: 1" = 30'

DATE: 25 SEP 25



Houma-Terrebonne Regional Planning Commission

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APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- | | |
|---|--|
| A. <input type="checkbox"/> Raw Land | B. <input type="checkbox"/> Mobile Home Park |
| <input type="checkbox"/> Re-Subdivision | <input type="checkbox"/> Residential Building Park |
| C. <input type="checkbox"/> Major Subdivision | <input type="checkbox"/> Conceptual/Preliminary |
| <input type="checkbox"/> Conceptual | <input type="checkbox"/> Engineering |
| <input type="checkbox"/> Preliminary | <input type="checkbox"/> Final |
| <input type="checkbox"/> Engineering | D. <input checked="" type="checkbox"/> Minor Subdivision |
| <input type="checkbox"/> Final | |

Variance(s) – Provide brief description below. On a separate sheet of paper, provide a detailed description of the variance, demonstrate valid hardship(s), and demonstrate why the issuance of the variance would not nullify the intent and purpose of the ordinance which may include the public health, safety, and welfare. (Sec. 24.9.2.1)

☒

LOTS LESS THAN 12,000 SQ FT

THE FOLLOWING MUST BE COMPLETE TO ENSURE PROCESS OF THE APPLICATION:

- Name of Subdivision: Revised Parcel 3-B and Lots 65 thru 73, a redivision of Revised Parcel 3-B belonging to Miss Janis' 4J Spell's, LLC
- Developer's Name & Address: Miss Janis' 4J Spell's, LLC PO Box 15794 Hattisburg, MS 39404
Owner's Name & Address: Miss Janis' 4J Spell's, LLC PO Box 15794 Hattisburg, MS 39404
All owners must be listed, attach additional sheet if necessary
- Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

- Physical Address: 1005, 1007, 1011, 1013, 1013A, 1015, 1017, 1019 & 1021 Four Point Rd
- Location by Section, Township, Range: SECTIONS 22 & 27, T20S-R17E
- Purpose of Development: CAMP OWNERS WANT TO PURCHASE THE LAND UNDER THE CAMPS
- Land Use:
☒ Single-Family Residential
☐ Multi-Family Residential
☐ Commercial
☐ Industrial
- Sewerage Type:
☐ Community
☒ Individual Treatment
☐ Package Plant
☐ Other
- Drainage:
☐ Curb & Gutter
☒ Roadside Open Ditches
☐ Rear Lot Open Ditches
☒ Other
- Planned Unit Development: Y ☐ N ☒
- Date and Scale of Map: DATE: 9/25/25 SCALE: 1"=30'
- Council District / Fire Tax Area: _____
- Number of Lots: 10
- Filing Fees: _____

CERTIFICATION:

I, KENETH L. REMBERT, certify this application including the attached date to be true and correct.

KENETH L. REMBERT

Print Applicant or Agent

9/25/25

Date


Signature of Applicant or Agent

The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application **or** that he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

MISS JANIS' 4J SPELL'S, LLC

By: Janis C. Spell

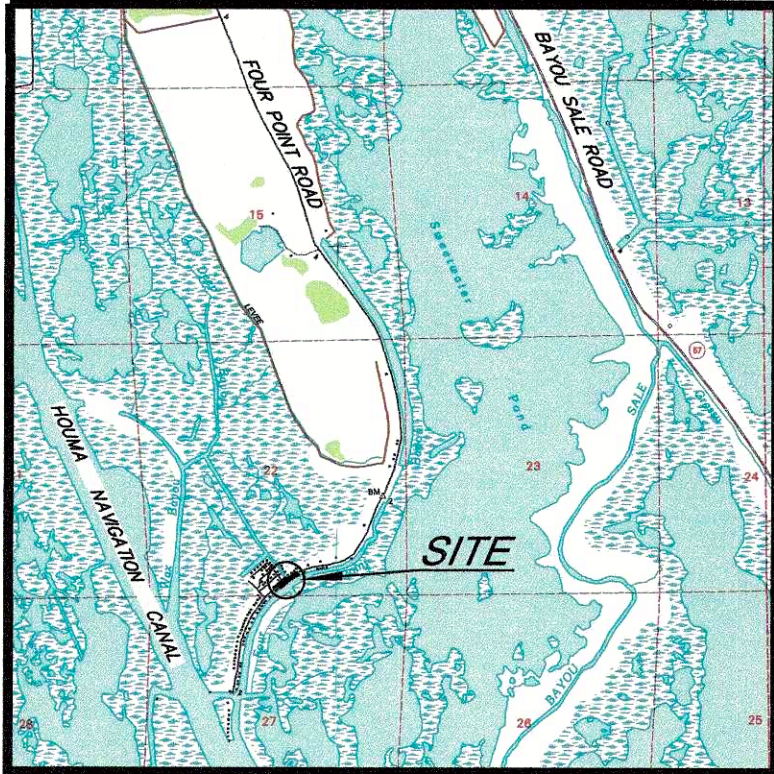
Print Name of Signature

☒

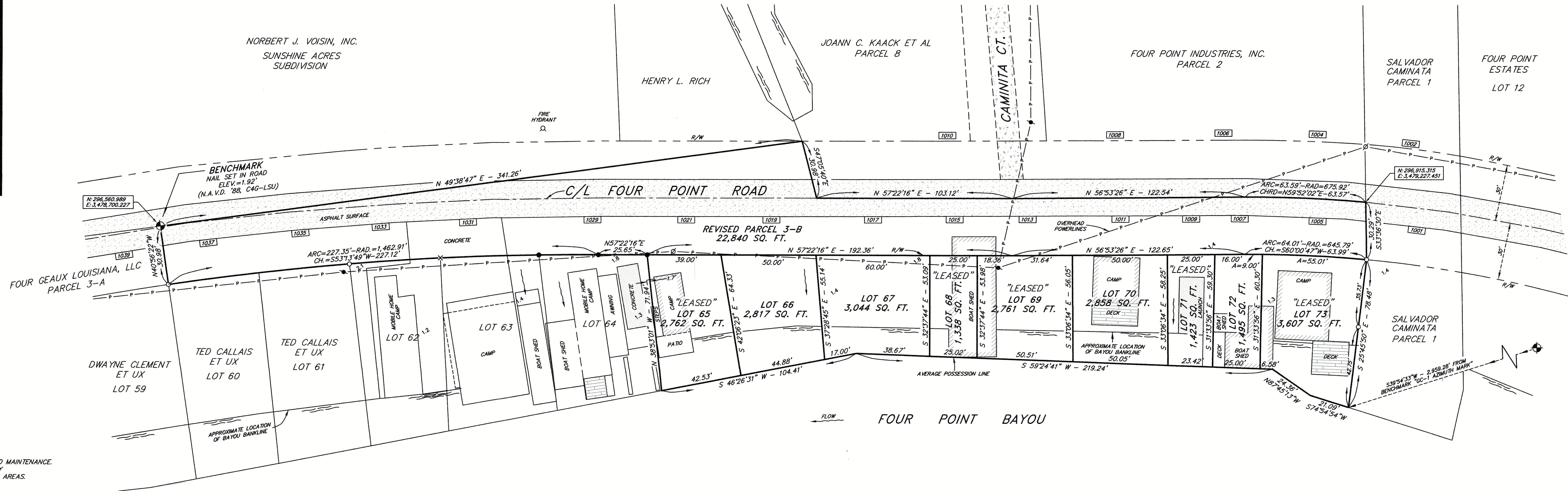
Signature

9/25/25

Date



"VICINITY MAP"



SEWER SYSTEM:
INDIVIDUAL TREATMENT PLANT TO BE USED IN THIS AREA.
COMMUNITY SEWERAGE IS NOT AVAILABLE.

DRAINAGE NOTE:
THIS PROPERTY DRAINS TO FOUR POINT BAYOU WHICH NEEDS NO MAINTENANCE.
THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY
MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

FLOOD INFORMATION:
THIS PROPERTY IS LOCATED IN ZONE "VE" AS SHOWN ON THE FEDERAL EMERGENCY
MANAGEMENT AGENCY RATE MAP, COMMUNITY NO. 22109C, PANEL NO. 0650, SUFFIX "E",
AND DATED SEPTEMBER 7, 2023. ZONE "AE" HAS A B.F.E. REQUIREMENT OF 15'.
PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE
CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

REFERENCE MAPS:
MAP PREPARED BY KENETH L. REMBERT, PLS ENTITLED "PLAT SHOWING PARCEL 3,
PROPERTY OF FRANK O. CAMINITA, ET AL AND FOUR POINT INDUSTRIES, INC. IN SECTIONS
22 & 27, T20S-R17E, TERREBONNE PARISH, LOUISIANA" DATED NOVEMBER 1, 2019.
BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM, SOUTH ZONE.

NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS OFFICE
NO ATTEMPT HAS BEEN MADE BY KENETH L. REMBERT LAND SURVEYORS TO VERIFY
TITLE, ACTUAL LEGAL OWNERSHIP, DEED RESTRICTIONS, SERVITUDES, EASEMENTS, ALLEYS,
RIGHT-OF-WAYS OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY
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KENETH L. REMBERT LAND SURVEYORS HAS NOT AND DOES NOT PROVIDE DELINEATION
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USED HEREON IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE
SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF ON SUCH. IT
DOES NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.

LEGEND:
X CHISELED "X" SET IN CONCRETE
● INDICATES 5/8" IRON ROD SET
○ INDICATES 5/8" IRON ROD FOUND
— EXISTING POWER POLE
— EXISTING POWER POLE WITH LIGHT
— EXISTING FIRE HYDRANT
— INDICATES BENCHMARK
— INDICATES SPOT ELEVATION
— INDICATES MUNICIPAL ADDRESS
— INDICATES DRAINAGE FLOW

ALL SURVEY CONTROL IS US FEET, ESTABLISHED BY GPS OBSERVATIONS
AND POST PROCESSED WITH NGS C4G USING GEOID 18. THE VERTICAL
DATUM IS NAVD '88 AND THE HORIZONTAL DATUM IS NAD 83, LOUISIANA
SOUTH ZONE 1702.

APPROVED AND ACCEPTED THIS DATE _____
BY THE HOUMA - TERREBONNE REGIONAL PLANNING COMMISSION

BY _____ FOR _____

I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION
IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR LAND
SURVEYORS AND THAT THE ACCURACY STANDARDS ARE IN ACCORDANCE
WITH CLASS "C" SUBURBAN SURVEYS AS INDICATED IN THE ABOVE STANDARDS.

Surveyor's Signature: *Keneth L. Rembert*
Surveyor's Name: KENETH L. REMBERT, PROFESSIONAL LAND SURVEYOR
Firm: KENETH L. REMBERT LAND SURVEYORS
Registration Number: 331

10 - PARCELS



SHEET 2 OF 2

"MINOR SUBDIVISION"

LAND USE: CAMP SITES

PLAT SHOWING REVISED PARCEL 3-B AND LOTS 65 THRU 73,
A REDIVISION OF REVISED PARCEL 3-B BELONGING TO
MISS JANIS' 4J SPELL'S, LLC
IN SECTIONS 22 & 27, T20S - R17E
TERREBONNE PARISH, LOUISIANA

Keneth L. Rembert, PLS
LAND SURVEYORS
635 SCHOOL STREET, HOUMA, LOUISIANA 70360
(985) 879-2782 FAX - (985) 879-1641

GRAPHIC SCALE
30' 15' 0' 30' 60'

DRAWN: B.M.
CHK'D: K.L.R.
SCALE: 1" = 30'
DATE: 25 SEP 25

JOB NO.: 297 FIELD BOOK: 458 ADDRESS: DULAC CAD NAME: CAMINITA-JANIS-PARCEL-3-B-DIVISION-PC-25-297
DRAWN BY: BM PAGES: 3-5 SURVEY FILE: "CAMINI83" FOLDER: CAMINITA PROPERTY CRD: TERRY DAWSEY-1029 FOUR POINT ROAD

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

Phone (985) 873-6793 • Fax (985) 580-8141 • Email: htrpcinfo@tpcg.org

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- A. ☒ Raw Land
☐ Re-Subdivision
- C. ☐ Major Subdivision
☐ Conceptual
☐ Preliminary
☐ Engineering
☐ Final
- B. ☐ Mobile Home Park
☐ Residential Building Park
☐ Conceptual/Preliminary
☐ Engineering
☐ Final
- D. ☐ Minor Subdivision

Variance(s) – Provide brief description below. On a separate sheet of paper, provide a detailed description of the variance, demonstrate valid hardship(s), and demonstrate why the issuance of the variance would not nullify the intent and purpose of the ordinance which may include the public health, safety, and welfare. (Sec. 24.9.2.1)

THE FOLLOWING MUST BE COMPLETE TO ENSURE PROCESS OF THE APPLICATION:

1. Name of Subdivision: TRACTS "E-1-A" THRU "E-1-C", A REDIVISION OF TRACT "E-1" BELONGING TO DULARGE INVESTMENTS, L.L.C.
2. Developer's Name & Address: DULARGE INVESTMENTS, LLC 15765 LONG FARM RD BATON ROUGE, LA, 70817
- Owner's Name & Address: SAME
All owners must be listed, attach additional sheet if necessary
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

4. Physical Address: BRADY RD
5. Location by Section, Township, Range: SECTOPNS 13 & 24, T19S-R16E
6. Purpose of Development: RECONFIGURE LOT LINES
7. Land Use:
☒ Single-Family Residential
☐ Multi-Family Residential
☐ Commercial
☐ Industrial
8. Sewerage Type:
☐ Community
☒ Individual Treatment
☐ Package Plant
☐ Other
9. Drainage:
☐ Curb & Gutter
☐ Roadside Open Ditches
☐ Rear Lot Open Ditches
☒ Other
10. Planned Unit Development: Y ☐ N ☒
11. Date and Scale of Map:
DATE: 11/26/25 SCALE: 1"=200'
12. Council District / Fire Tax Area:
7 Babin / Bayou Dularge Fire
13. Number of Lots: 3
14. Filing Fees: \$156.32

CERTIFICATION:

I, KENETH L. REMBERT, certify this application including the attached data to be true and correct.

KENETH L. REMBERT

Print Applicant or Agent

12/1/25

Date

The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application **or** that he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

DULARGE INVESTMENTS, LLC

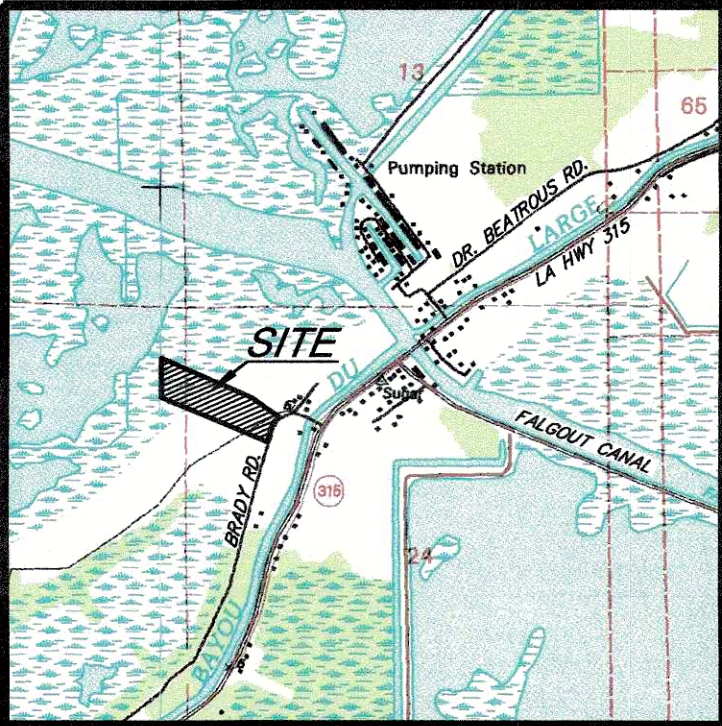
by: Ronnie Shaw

Print Name of Signature

12/1/25

PC25/ 12 - 1 - 38

Revised 11/3/2021



"VICINITY MAP"

LEGEND:
○ INDICATES 5/8" IRON ROD FOUND
● INDICATES 5/8" IRON ROD SET
— EXISTING POWER POLE WITH LIGHT
— EXISTING FIRE HYDRANT
3.3 INDICATES SPOT ELEVATION
— INDICATES DRAINAGE FLOW

SEWER SYSTEM:
INDIVIDUAL TREATMENT PLANT TO BE USED IN THIS AREA.
COMMUNITY SEWERAGE IS NOT AVAILABLE.

DRAINAGE NOTE:
THIS PROPERTY DRAINS TO THE ROADSIDE DITCH WHICH IS MAINTAINED BY THE PARISH AND TO THE MARSH IN THE REAR WHICH NEEDS NO MAINTENANCE. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

REFERENCE MAPS:
THIS PLAT BASED ON MAPS RECORDED UNDER ENTRY NO.S 982021 & 1006027 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH L. REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.
THIS PLAT ALSO BASED ON MAP PREPARED BY KENETH L. REMBERT, PLS ENTITLED "PLAT SHOWING REVISED TRACT "D" A REDIVISION OF PROPERTY BELONGING TO MERLIN A. LIRETTE ET ALS IN SECTIONS 13 & 24, T19S-R16E, TERREBONNE PARISH, LOUISIANA" AND DATED DECEMBER 20, 2007.

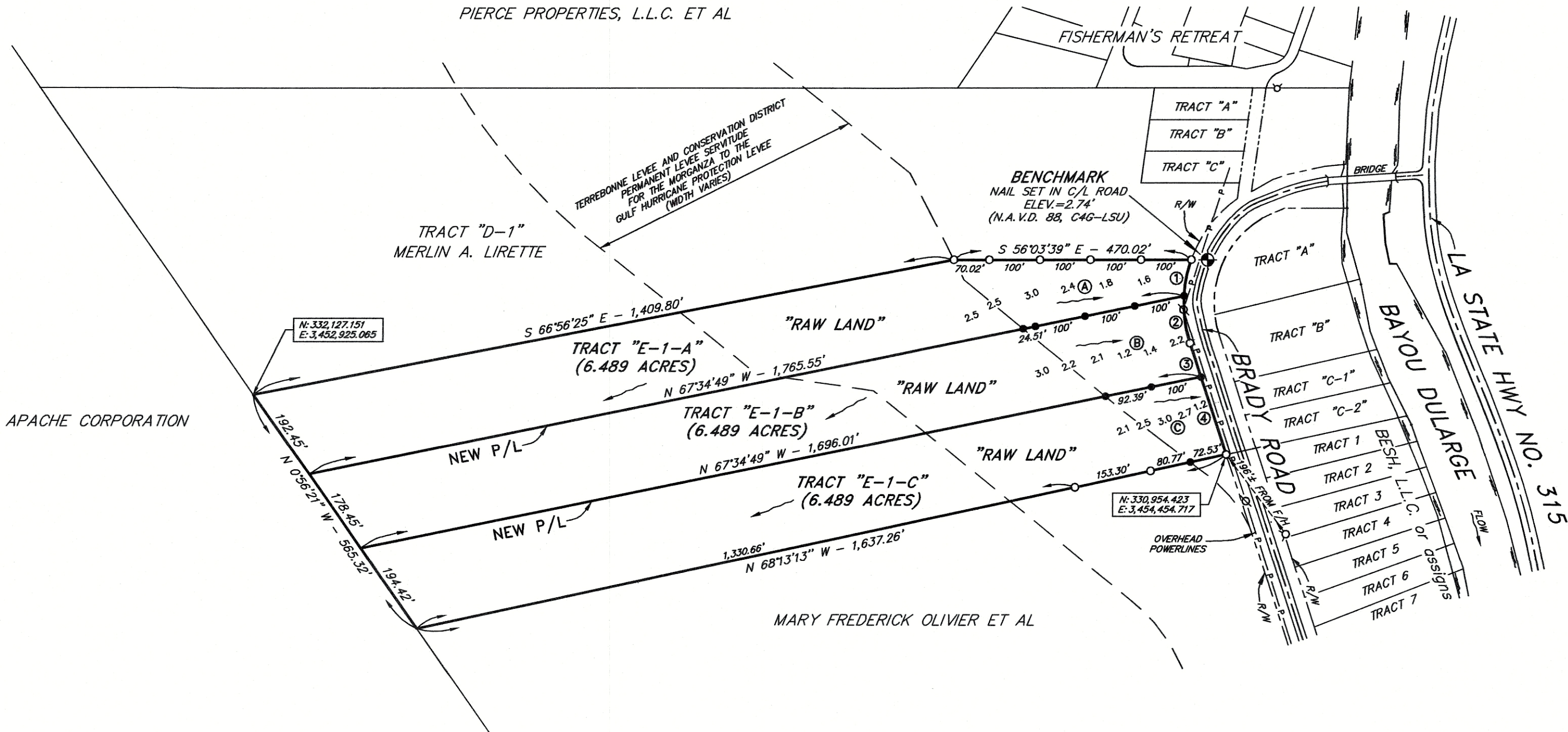
BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM, SOUTH ZONE.

FLOOD INFORMATION:
THIS PROPERTY IS LOCATED IN ZONE "AE" AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY RATE MAP, COMMUNITY NO. 22109C, PANEL NO. 0425, SUFFIX "E", AND DATED SEPTEMBER 7, 2023. ZONE "AE" HAS A B.F.E. REQUIREMENT OF 12'. PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

THIS OFFICE WAS NOT FURNISHED WITH AN ABSTRACT OF THE PROPERTY THEREFORE THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE PROPERTY SURVEYED.

JOB NO. : 422 FIELD BOOK : LOOSE ADDRESS : BRADY ROAD CAD NAME : RONNIE-SHAW-TRACT-E-1-BRADY-ROAD-PC_25-422
DRAWN BY : BM PAGES : LEAF SURVEY FILE : "CHAM-083" FOLDER : DULARGE INVESTMENTS, LLC

THE DIVISION OF RAW LAND AS DEPICTED HEREON DOES NOT CONSTITUTE AN APPROVED PUBLIC SUBDIVISION OF LAND FOR DEVELOPMENT PURPOSES. THE DEVELOPMENT OF THESE PARCEL(S) IS LIMITED TO AGRICULTURAL PURPOSES ONLY.



PORTION OF TRACTS EAST OF LEVEE SERVITUDE	
A	44,141 SQ. FT.
B	41,455 SQ. FT.
C	21,461 SQ. FT.

	BEARING	DIST.
1	ARC=73.09°-RAD.=255'	CH.=S45°22'28"W-72.84'
2	ARC=94.51°-RAD.=255'	CH.=S26°32'44"W-93.97'
3	S 15°55'40" W	70.55'
4	S 15°55'40" W	161.23'

ALL SURVEY CONTROL IS US FEET, ESTABLISHED BY GPS OBSERVATIONS AND POST PROCESSED WITH NGS C4G USING GEOID 18. THE VERTICAL DATUM IS NAVD 88 AND THE HORIZONTAL DATUM IS NAD 83, LOUISIANA SOUTH ZONE 1702.

I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AND THAT THE ACCURACY STANDARDS ARE IN ACCORDANCE WITH CLASS "C" SUBURBAN SURVEYS AS INDICATED IN THE ABOVE STANDARDS.

Surveyor's Signature: *Kenneth L. Rembert*

Surveyor's Name: KENETH L. REMBERT, PROFESSIONAL LAND SURVEYOR

Firm: KENETH L. REMBERT LAND SURVEYORS

Registration Number: 331

DATE	BY	DESCRIPTION
REVISIONS		

3 - TRACTS



"MINOR SUBDIVISION"

LAND USE: RAW LAND
DEVELOPER: RONALD J. SHAW

PLAT SHOWING TRACTS "E-1-A" THRU "E-1-C",
A REDIVISION OF TRACT "E-1" BELONGING TO
DULARGE INVESTMENTS, L.L.C.
IN SECTIONS 13 & 24, T19S-R16E
TERREBONNE PARISH, LOUISIANA

Keneth L. Rembert, PLS
LAND SURVEYORS
635 SCHOOL STREET, HOUMA, LOUISIANA 70360
(985) 879-2782 FAX - (985) 879-1641



DRAWN: B.M.

CHK'D: K.L.R.

SCALE: 1" = 200'

DATE: 26 NOV 25