

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
Angèle Poiencot.....	Member
Travion Smith.....	Member
Wayne Thibodeaux.....	Member

JANUARY 15, 2026, 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

Revised 1/8/2026

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 December 18, 2025

E. COMMUNICATIONS

F. NEW BUSINESS:

1. Preliminary Hearing:
Rezone from R-1 (Single-Family Residential) to C-2 (General Commercial); 6634 & 6642 West Main Street; Timothy A. Emerson, applicant; and call a Public Hearing on said matter for Thursday, February 26, 2026 @ 6:00 p.m. (*Council District 3 / Bayou Cane Fire*)

G. STAFF REPORT:

1. *Public Hearing*

Continue discussion and possible action regarding the placement of modular structures in residential zoning districts

H. COMMISSION COMMENTS:

1. Zoning & Land Use Commissioners' Comments
2. Chairman's Comments

I. PUBLIC COMMENTS

J. ADJOURN

II. CONVENE AS THE REGIONAL PLANNING COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. CONFLICTS DISCLOSURE

D. APPROVAL OF MINUTES:

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of December 18, 2025

E. APPROVE REMITTANCE OF PAYMENT FOR THE JANUARY 15, 2026 INVOICES AND THE TREASURER'S REPORT OF DECEMBER 2025

1. Discussion and possible action regarding the acceptance of the Louisiana Compliance Questionnaire for the 2025 Audit

F. COMMUNICATIONS**G. APPLICATIONS / NEW BUSINESS:**

1. a) Subdivision: Tract B into Lot TS and Tract B-2-A, Village East Shopping Center
Approval Requested: Process D, Minor Subdivision
Location: 9475 East Park Avenue, Terrebonne Parish, LA
Government Districts: Council District 1 / Village East Fire District
Developer: Mainland Houma LA, LLC
Surveyor: Linfield, Hunter, & Junius, Inc.
- b) Public Hearing
- c) Consider Approval of Said Application

H. STAFF REPORT:

1. Reminder to those who haven't completed the required Planning Commissioner Training (Act 859) and the annual ethics and sexual harassment training for 2025 and upcoming requirements for 2026

I. ADMINISTRATIVE APPROVAL(S):

1. Survey and Division of Lots 7 thru 10, Block 1 of Canafax Place Subdivision into Lot 7A, Lot 8-9 and Lot 10A belonging to James D. Canafax, et ux; Section 105, T17S-R17E, Terrebonne Parish, LA (*110 Agnes Street / Councilwoman Kim Chauvin, District 8*)
2. Revised Tracts "A" & 1 belonging to Hunter D. Parra, et ux and Parra Rentals, LLC; Section 60, T16S-R17E, Terrebonne Parish, LA (*Capri Court & 2639 Bayou Blue Road / Councilman Charles "Kevin" Champagne, District 5*)
3. Revised Tract "A" belonging to P & K Danos Holdings, LLC; Sections 80 & 81, T17S-R16E, Terrebonne Parish, LA (*110 Ellendale Boulevard / Councilman Clyde Hamner, District 5*)

J. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee

K. COMMISSION COMMENTS:

1. Planning Commissioners' Comments
2. Chairman's Comments

L. PUBLIC COMMENTS**M. ADJOURN**

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
MEETING OF DECEMBER 18, 2025

- A. The Chairman, Mr. Robbie Liner, called the meeting of December 18, 2025 of the HTRPC to order at 6:41 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Wayne Thibodeaux and Pledge of Allegiance led by Mr. Michael Billiot.
- B. Upon Roll Call, present were: Mr. Michael Billiot; Mr. Terry Gold; Mr. Robbie Liner, Chairman; Mr. Clarence McGuire; Mrs. Angele Poiencot; Mr. Jan Rogers, Vice-Chairman; Mr. Travion Smith; Mr. Barry Soudelier, Secretary/Treasurer; and Mr. Wayne Thibodeaux. Also, present were Mr. Christopher Pulaski, Department of Planning & Zoning; Mrs. Joan Schexnayder, TPCG Engineering Division; and Mr. Derick Bercegeay, Legal Advisor.
- C. CONFLICTS DISCLOSURE: The Chairman reminded the Commissioners that if at any time tonight, a conflict of interest exists, arises, or is recognized, as to any issue during this meeting, he or she should immediately disclose it, and is to recuse himself or herself from participating in the debate, discussion, and voting on that matter. *No Commissioners had anything to disclose.*
- D. APPROVAL OF THE MINUTES:
 - 1. Mr. Rogers moved, seconded by Mr. Billiot: "THAT the HTRPC accept the minutes as written, for the Regional Planning Commission for the regular meeting of November 20, 2025."

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot; Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Mr. Soudelier moved, seconded by Mr. Rogers: "THAT the HTRPC remit payment for the December 18, 2025 invoices and approve the Treasurer's Report of November 2025."
- F. ANNUAL ORGANIZATIONAL MEETING:
 - 1. Mr. Soudelier moved, seconded by Mr. Billiot: "THAT the HTRPC accept and approve the proposed 2026 Budget as presented."

The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot; Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- G. COMMUNICATION(S):
 - 1. Mr. Pulaski read a letter from Kenneth L. Rembert Land Surveyors, dated December 18, 2025, requesting to table Items H.1 & H.2 regarding the Miss Janis 4J Spell, LLC divisions of property indefinitely [See *ATTACHMENT A*].
 - a) Mr. Smith moved, seconded by Mr. Billiot: "THAT the HTRPC table the applications for Process D, Minor Subdivisions, for Lots 115 thru 122, A

Redivision of Revised Parcel 6-B belonging to Miss Janis 4J Spell, Inc. and Revised Parcel 3-B and Lots 65 thru 73, A Redivision of Revised Parcel 3-B belonging to Miss Janis 4J Spell, LLC until the next regular meeting of December 18, 2025 as per the Developers' request [See *ATTACHMENT A*]."

The Chairman called for a vote on the motion offered by Mr. Smith. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot; Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

H. OLD BUSINESS:

1. *TABLED INDEFINITELY* Lots 115 thru 122, A Redivision of Revised Parcel 6-B belonging to Miss Janis 4J Spell, LLC [See *ATTACHMENT A*]
2. *TABLED INDEFINITELY* Parcel 3-B and Lots 65 thru 73, A Redivision of Revised Parcel 3-B belonging to Miss Janis 4J Spell, LLC [See *ATTACHMENT A*]

I. APPLICATIONS / NEW BUSINESS:

1. The Chairman called to order the Public Hearing for an application by Dularge Investments, LLC requesting approval for Process D, Minor Subdivision, for Tracts "E-1-A" thru "E-1-C" A Redivision of Tract "E-1" belonging to Dularge Investments, LLC.
 - a) Mrs. Beth Arceneaux, Kenneth L. Rembert Land Surveyors, discussed the location and division of property into large raw land tracts for future sales.
 - b) The Chairman recognized Mr. Marty Theriot, 5575 Grand Caillou Road, who inquired about the intended use of the property.
 - c) Discussion was held regarding the property being depicted as raw land and that it could not be developed unless it went back to the Planning Commission to remove the raw land designation.
 - d) Mr. Thibodeaux moved, seconded by Mrs. Poiencot: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot; Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- e) Mr. Smith moved, seconded by Mr. Rogers: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts 'E-1-A' thru 'E-1-C' A Redivision of Tract "E-1" belonging to Dularge Investments, LLC."

The Chairman called for a vote on the motion offered by Mr. Smith. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot; Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

Motion made prior to Mr. Pulaski giving his Staff Report.

J. STAFF REPORT:

1. Mr. Pulaski reminded those who have not completed the 2025 ethics and sexual harassment training to do so. He also stated there were a few commissioners who have not completed the required Planning Commissioner training as required by Act 859.

K. ADMINISTRATIVE APPROVAL(S):

Mr. Rogers moved, seconded by Mrs. Poiencot: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-10."

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 Daspits 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)

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poencot; Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

L. COMMITTEE REPORT:

- 1. Subdivision Regulations Review Committee: None.

M. COMMISSION COMMENTS:

- 1. Planning Commissioners' Comments: None.
- 2. Chairman's Comments: None.

N. PUBLIC COMMENTS: None.

O. Mr. Billiot moved, seconded Mr. McGuire: "THAT there being no further business to come before the HTRPC, the meeting be adjourned at 6:57 p.m."

The Chairman called for a vote on the motion offered by Mr. Billiot. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poencot; Mr. Rogers, Mr. Smith, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.



Becky M. Becnel, Minute Clerk
Houma-Terrebonne Regional Planning Commission

Keneth L. Rembert
LAND SURVEYORS
since 1973 (52 years of service)
635 SCHOOL ST. HOUma, LA. 70360
PHONE 985-879-2782
e-mail: klrsurveyors@aol.com

December 18, 2025

Houma-Terrebonne Planning Commission & Zoning
P.O. Box 1446
Houma, LA 70361

Att: Mr. Chris Pulaski:

Re: Old Business: Items H1 & H2 (Miss Janis 4J Spell, L.L.C.)

Dear Chris:

Please let this letter serve as a request to allow the above items be removed from tonight's agenda & leave them on the table and have them considered at a future meeting. Ms. Dickerson at the Board of Health has yet to discuss the substandard sized lots with her supervisor. She says they want to look into of other approvals they made on similar projects.

Thank you,

Sincerely,



Keneth L. Rembert

KLR/eda

Houma-Terrebonne Regional Planning Commission

Post Office Box 1446, Houma, Louisiana 70361-1446
Phone (985) 873-6793 • htpcinfo@tpcg.org

December 2025

HOUMA TERREBONNE REGIONAL PLANNING COMMISSION

BALANCE BROUGHT FORWARD 38,117.95

EXPENDITURES:

HOUMA-TERR PLANNING COMM. MEMBERS
(Per Diems December 2025) 415.53

TPCG
(Postage - November) 93.78

GANNETT LOUISIANA LOCALI Q
(Publications - November) 526.50

Ledet Insurance
(Crime Policy) 500.00

CHASE BANK
(Service Fees) 30.00

TOTAL EXPENDITURES	1,565.81
SUBTOTAL	36,552.14
ACCOUNTS RECEIVABLE	1,431.96
ENDING BALANCE	<u><u>37,984.10</u></u>

Chase Bank - Savings Account	33,674.61
Chase One Bank - Checking Account	4,309.49
TOTAL	<u><u>37,984.10</u></u>

ROBBIE LINER, Chairman
JAN ROGERS, Vice Chairman
BARRY SOUDELIER, Secretary/Treasurer
MICHAEL BILLIOT
TERRY GOLD
CLARENCE MCGUIRE
ANGELE POIENCOT
TRAVION SMITH
WAYNE THIBODEAUX

CHRISTOPHER M. PULASKI, PLA
Director

BECKY M. BECNEL
Minute Clerk

DERICK BERCEGEAY
Legal Advisor

Terrebonne Parish
Consolidated Government
Planning & Zoning Department
[www\(tpcg.org/planning](http://www(tpcg.org/planning)

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
2025 - DECEMBER TREASURER'S REPORT

ACCOUNTS RECEIVABLE:

Interest on Money Market Account	0.58
Interest on Checking Account	0.06
Stingray Rentals, LLC	25.00
Keneth L. Rembert Land Surveyors	156.32
Keneth L. Rembert Land Surveyors	125.00
Keneth L. Rembert Land Surveyors	125.00
Keneth L. Rembert Land Surveyors	125.00
Keneth L. Rembert Land Surveyors	125.00
Keneth L. Rembert Land Surveyors	125.00
Keneth L. Rembert Land Surveyors	125.00
Keneth L. Rembert Land Surveyors	125.00
David Waitz Engineering & Surveying, Inc.	125.00
Chase/Rebecca Lodrigue	125.00
Chase/Rebecca Lodrigue	125.00
Keneth L. Rembert Land Surveyors	125.00

Approved by:	Secretary/Treasurer	\$ 1,431.96
	Title	<hr/> <hr/>

Approved by:	Chairman	
	Title	

HOUma TERREBONNE REGIONAL PLANNING COMMISSION
 P. O. BOX 1446
 HOUma, LA. 70361

Outstanding invoices and disbursements

OPERATING ACCOUNT

Date	Invoice Number	Vendor	Description	Amount
1/15/2026		Michael Billiot	Per Diem	46.17
1/15/2026		Terry Gold	Per Diem	46.17
1/15/2026		Robbie R. Liner	Per Diem	46.17
1/15/2026		Clarence McGuire Jr.	Per Diem	46.17
1/15/2026		Angele Poiencot	Per Diem	46.17
1/15/2026		Jan J. Rogers	Per Diem	46.17
1/15/2026		Travion Smith	Per Diem	46.17
1/15/2026		Barry J. Soudelier	Per Diem	46.17
1/15/2026		Wayne Thibodeaux	Per Diem	46.17
1/15/2026		Gannett Louisiana LoCali Q	Advertising-November	2,217.60
TOTAL OPERATING EXPENDITURES				<u>2,633.13</u>

Date	Invoice	Vendor	Description	Amount
1/15/2026		H-T Reg. Plan Comm	Transfer	5,000.00

1/15/2026 Secretary/Treasurer
Date Title

1/15/2026 Chairman
Date Approved by: Title

1/15/2026 Accountant
Date Approved by: Title

Ana K. C. Ubonpti

Receipts January 1st through January 31st 2026

Timothy Emerson	25.00
Linfield, Hunter, & Junius Inc.	323.36
David Waitz Engineering & Surveying, Inc.	125.00
Keneth L. Rembert Land Surveyors	125.00
T. Baker Smith, LLC	125.00

1/15/2026

723.36

Chase Bank Money Market Account Balance \$29,397.97

Chase Bank Checking Account Balance \$6,462.16

LOUISIANA COMPLIANCE QUESTIONNAIRE
(For Audit Engagements of Governments)

Dear Chief Executive Officer:

Attached is the Louisiana Compliance Questionnaire that is to be completed by you or your staff. This questionnaire is a required part of a financial audit of Louisiana state and local government agencies. The completed and signed questionnaire must be presented to and adopted by the governing body, if any, of your organization by means of a formal resolution in an open meeting. Independently elected officials should sign the document, in lieu of such a resolution.

The completed and signed questionnaire and a copy of the adoption instrument, if appropriate, **must be given to the auditor at the beginning of the audit**. The auditor will, during the course of his/her regular audit, test the accuracy of the responses in the questionnaire. It is not necessary to return the questionnaire to the Legislative Auditor's office.

Certain portions of the questionnaire may not be applicable to your organization. In such cases, it is appropriate to mark the representation "not applicable." However, you must respond to each applicable representation. A 'yes' answer indicates that you have complied with the applicable law or regulation. A 'no' answer to any representation indicates a possible violation of law or regulation and, as such, should be fully explained. These matters will be reviewed by the auditor during the course of his/her audit. Please feel free to attach a further explanation of any representation.

Your cooperation in this matter will be greatly appreciated.

Sincerely,

Michael J Waguespack, CPA
Louisiana Legislative Auditor

Enclosure

LOUISIANA COMPLIANCE QUESTIONNAIRE
(For Audit Engagements of Government Agencies)

_____ (Date Transmitted)

_____ (CPA Firm Name)

_____ (CPA Firm Address)

_____ (City, State Zip)

In connection with your audit of our financial statements as of _____ and for _____ (period of audit) for the purpose of expressing an opinion as to the fair presentation of our financial statements in accordance with accounting principles generally accepted in the United States of America, to assess our internal control structure as a part of your audit, and to review our compliance with applicable laws and regulations, we confirm, to the best of our knowledge and belief, the following representations. These representations are based on the information available to us as of _____ (date completed/date of the representations).

PART I. AGENCY PROFILE

1. Name and address of the organization.

2. List the population of the municipality or parish based upon the last official United States Census or most recent official census (municipalities and police juries only). Include the source of the information.

3. List names, addresses, and telephone numbers of entity officials. Include elected/appointed members of the governing board, chief executive and fiscal officer, and legal counsel.

4. Period of time covered by this questionnaire.

5. The entity has been organized under the following provisions of the Louisiana Revised Statute(s) (R.S.) and, if applicable, local resolutions/ordinances.

6. Briefly describe the public services provided.

7. Expiration date of current elected/appointed officials' terms.

LEGAL COMPLIANCE

PART II. PUBLIC BID LAW

8. The provisions of the public bid law, R.S. Title 38:2211-2296, and, where applicable, the regulations of the Division of Administration, State Purchasing Office have been complied with.
 - A) All public works purchases exceeding \$250,000 have been publicly bid.
 - B) All material and supply purchases exceeding \$60,000 have been publicly bid.

Yes [] No [] N/A []

PART III. CODE OF ETHICS LAW FOR PUBLIC OFFICIALS AND PUBLIC EMPLOYEES

9. It is true that no employees or officials have accepted anything of value, whether in the form of a service, loan, or promise, from anyone that would constitute a violation of R.S. 42:1101-1124.

Yes [] No [] N/A []

10. It is true that no member of the immediate family of any member of the governing authority, or the chief executive of the governmental entity, has been employed by the governmental entity after April 1, 1980, under circumstances that would constitute a violation of R.S. 42:1119.

Yes [] No [] N/A []

PART IV. LAWS AFFECTING BUDGETING

11. We have complied with the budgeting requirements of the Local Government Budget Act (R.S. 39:1301-15) R.S. 39:33, or R.S. 39:1331-1342, as applicable:

A. Local Budget Act

1. We have adopted a budget for the general fund and all special revenue funds (R.S. 39:1305).
2. The chief executive officer, or equivalent, has prepared a proposed budget that included a budget message, a proposed budget for the general fund and each special revenue fund, and a budget adoption instrument that defined the authority of the chief executive and administrative officers to make budgetary amendments within various budget classifications without approval by the governing authority, as well as those powers reserved solely to the governing authority. Furthermore, the proposed expenditures did not exceed estimated funds to be available during the period (R.S. 39:1305).
3. The proposed budget was submitted to the governing authority and made available for public inspection at least 15 days prior to the beginning of the budget year (R.S. 39:1306).
4. To the extent that proposed expenditures were greater than \$500,000, we have made the budget available for public inspection and have advertised its availability in our official journal. The advertisement included the date, time, and place of the public hearing on the budget. Notice has also been published certifying that all actions required by the Local Government Budget Act have been completed (R.S. 39:1307).
5. If required, the proposed budget was made available for public inspection at the location required by R.S. 39:1308.
6. All action necessary to adopt and finalize the budget was completed prior to the date required by state law. The adopted budget contained the same information as that required for the proposed budget (R.S. 39:1309).
7. After adoption, a certified copy of the budget has been retained by the chief executive officer or

equivalent officer (R.S. 39:1309).

8. To the extent that proposed expenditures were greater than \$500,000, the chief executive officer or equivalent notified the governing authority in writing during the year when actual receipts plus projected revenue collections for the year failed to meet budgeted revenues by five percent or more, or when actual expenditures plus projected expenditures to year end exceeded budgeted expenditures by five percent or more (R.S. 39:1311).

9. The governing authority has amended its budget when notified, as provided by R.S. 39:1311. (Note, general and special revenue fund budgets should be amended, regardless of the amount of expenditures in the fund, when actual receipts plus projected revenue collections for the year fail to meet budgeted revenues by five percent or more; or when actual expenditures plus projected expenditures to year end exceed budgeted expenditures by five percent or more. State law exempts from the amendment requirements special revenue funds with anticipated expenditures of \$500,000 or less, and exempts special revenue funds whose revenues are expenditure-driven - primarily federal funds-from the requirement to amend revenues.)

Yes [] No [] N/A []

B. State Budget Requirements

1. The state agency has complied with the budgetary requirements of R.S. 39:33.

Yes [] No [] N/A []

C. Licensing Boards

1. The licensing board has complied with the budgetary requirements of R.S. 39:1331-1342.

Yes [] No [] N/A []

PART V. ACCOUNTING, AUDITING, AND FINANCIAL REPORTING LAWS

12. We have maintained our accounting records in such a manner as to provide evidence of legal compliance and the preparation of annual financial statements to comply with R.S. 24:513 and 515, and/or 33:463.

Yes [] No [] N/A []

13. All non-exempt governmental records are available as a public record and have been retained for at least three years, as required by R.S. 44:1, 44:7, 44:31, and 44:36.

Yes [] No [] N/A []

14. We have filed our annual financial statements in accordance with R.S. 24:514, and 33:463 where applicable.

Yes [] No [] N/A []

15. We have had our financial statements audited in a timely manner in accordance with R.S. 24:513.

Yes [] No [] N/A []

16. We did not enter into any contracts that utilized state funds as defined in R.S. 39:72.1 A. (2); and that were subject to the public bid law (R.S. 38:2211, et seq.), while the agency was not in compliance with R.S. 24:513 (the audit law).

Yes [] No [] N/A []

17. We have complied with R.S. 24:513 A. (3) regarding disclosure of compensation, reimbursements, benefits and other payments to the agency head, political subdivision head, or chief executive officer.

Yes [] No [] N/A []

18. We have remitted all fees, fines, and court costs collected on behalf of other entities, in compliance with applicable Louisiana Revised Statutes or other laws.

Yes [] No [] N/A []

19. We have complied with R.S. 24:515.2 regarding reporting of pre- and post- adjudication court costs, fines and fees assessed or imposed; the amounts collected; the amounts outstanding; the amounts retained; the amounts disbursed, and the amounts received from disbursements.

Yes [] No [] N/A []

PART VI. MEETINGS

20. We have complied with the provisions of the Open Meetings Law, provided in R. S. 42:11 through 42:28.

Yes [] No [] N/A []

PART VII. ASSET MANAGEMENT LAWS

21. We have maintained records of our fixed assets and movable property records, as required by R.S. 24:515 and/or 39:321-332, as applicable.

Yes [] No [] N/A []

PART VIII. FISCAL AGENCY AND CASH MANAGEMENT LAWS

22. We have complied with the fiscal agency and cash management requirements of R.S. 39:1211-45 and 49:301-327, as applicable.

Yes [] No [] N/A []

PART IX. DEBT RESTRICTION LAWS

23. It is true we have not incurred any long-term indebtedness without the approval of the State Bond Commission, as provided by Article VII, Section 8 of the 1974 Louisiana Constitution, Article VI, Section 33 of the 1974 Louisiana Constitution, and R.S. 39:1410.60-1410.65.

Yes [] No [] N/A []

24. We have complied with the debt limitation requirements of state law (R.S. 39:562).

Yes [] No [] N/A []

25. We have complied with the reporting requirements relating to the Fiscal Review Committee of the State Bond Commission (R.S. 39:1410.62).

Yes [] No [] N/A []

PART X. REVENUE AND EXPENDITURE RESTRICTION LAWS

26. We have restricted the collections and expenditures of revenues to those amounts authorized by Louisiana statutes, tax propositions, and budget ordinances.

Yes [] No [] N/A []

27. It is true we have not advanced wages or salaries to employees or paid bonuses in violation of Article VII, Section 14 of the 1974 Louisiana Constitution, R.S. 14:138, and AG opinion 79-729.

Yes [] No [] N/A []

28. It is true that no property or things of value have been loaned, pledged, or granted to anyone in violation of Article VII, Section 14 of the 1974 Louisiana Constitution.

Yes [] No [] N/A []

PART XI. ISSUERS OF MUNICIPAL SECURITIES

29. It is true that we have complied with the requirements of R.S. 39:1438.C.

Yes [] No [] N/A []

PART XI. QUESTIONS FOR SPECIFIC GOVERNMENTAL UNITS

Parish Governments

30. We have adopted a system of road administration that provides as follows:

- A. Approval of the governing authority of all expenditures, R.S. 48:755(A).
- B. Development of a capital improvement program on a selective basis, R.S. 48:755.
- C. Centralized purchasing of equipment and supplies, R.S. 48:755.
- D. Centralized accounting, R.S. 48:755.
- E. A construction program based on engineering plans and inspections, R.S. 48:755.
- F. Selective maintenance program, R.S. 48:755.
- G. Annual certification of compliance to the auditor, R.S. 48:758.

Yes [] No [] N/A []

School Boards

- 31. We have complied with the general statutory, constitutional, and regulatory provisions of the Louisiana Department of Education, R.S. 17:51-400.

Yes [] No [] N/A []

- 32. We have complied with the regulatory circulars issued by the Louisiana Department of Education that govern the Minimum Foundation Program.

Yes [] No [] N/A []

- 33. We have, to the best of our knowledge, accurately compiled the performance measurement data contained in the following schedules and recognize that your agreed-upon procedures will be applied to such schedules and performance measurement data:

Parish school boards are required to report, as part of their annual financial statements, measures of performance. These performance indicators are found in the supplemental schedules:

- Schedule 1, General Fund Instructional and Support Expenditures and Certain Local Revenue Sources
- Schedule 2, Class Size Characteristics

We have also, to the best of our knowledge, accurately compiled the performance measurement data contained in the following schedules, and recognize that although the schedules will not be included in the agreed-upon procedures report, the content of the schedules will be tested and reported upon by school board auditors in the school board performance measures agreed-upon procedures report:

- Education Levels of Public School Staff
- Experience of Public Principals, Assistant Principals, and Full-time Classroom Teachers
- Public School Staff Data: Average Salaries

We understand that the content of the first two schedules will be tested and reported upon together.

Yes [] No [] N/A []

Tax Collectors

- 34. We have complied with the general statutory requirements of R.S. 47.

Yes [] No [] N/A []

Sheriffs

- 35. We have complied with the state supplemental pay regulations of R.S. 40:1667.7.

Yes [] No [] N/A []

- 36. We have complied with R.S. 13:5535 relating to the feeding and keeping of prisoners.

Yes [] No [] N/A []

District Attorneys

- 37. We have complied with the regulations of the DCFS that relate to the Title IV-D Program.

Yes [] No [] N/A []

Assessors

- 38. We have complied with the regulatory requirements found in R.S. Title 47.

Yes [] No [] N/A []

39. We have complied with the regulations of the Louisiana Tax Commission relating to the reassessment of property.

Yes [] No [] N/A []

Clerks of Court

40. We have complied with R.S. 13:751-917 and applicable sections of R.S. 11:1501-1562.

Yes [] No [] N/A []

Libraries

41. We have complied with the regulations of the Louisiana State Library.

Yes [] No [] N/A []

Municipalities

42. Minutes are taken at all meetings of the governing authority (R.S. 42:20).

Yes [] No [] N/A []

43. Minutes, ordinances, resolutions, budgets, and other official proceedings of the municipalities are published in the official journal (R.S. 43:141-146 and A.G. 86-528).

Yes [] No [] N/A []

44. All official action taken by the municipality is conducted at public meetings (R.S. 42:11 to 42:28).

Yes [] No [] N/A []

Airports

45. We have submitted our applications for funding airport construction or development to the Department of Transportation and Development as required by R.S. 2:802.

Yes [] No [] N/A []

46. We have adopted a system of administration that provides for approval by the department for any expenditures of funds appropriated from the Transportation Trust Fund, and no funds have been expended without department approval (R.S. 2:810).

Yes [] No [] N/A []

47. All project funds have been expended on the project and for no other purpose (R.S. 2:810).

Yes [] No [] N/A []

48. We have certified to the auditor, on an annual basis, that we have expended project funds in accordance with the standards established by law (R.S. 2:811).

Yes [] No [] N/A []

Ports

49. We have submitted our applications for funding port construction or development to the Department of Transportation and Development as required by R.S. 34:3452.

Yes [] No [] N/A []

50. We have adopted a system of administration that provides for approval by the department for any expenditures of funds made out of state and local matching funds, and no funds have been expended without department approval (R.S. 34:3460).

Yes [] No [] N/A []

51. All project funds have been expended on the project and for no other purpose (R.S. 34:3460).

Yes [] No [] N/A []

52. We have established a system of administration that provides for the development of a capital improvement program on a selective basis, centralized purchasing of equipment and supplies, centralized accounting, and the selective maintenance and construction of port facilities based upon engineering plans and inspections (R.S. 34:3460).

Yes [] No [] N/A []

53. We have certified to the auditor, on an annual basis, that we have expended project funds in accordance with the standards established by law (R.S. 34:3461).

Yes [] No [] N/A []

Sewerage Districts

54. We have complied with the statutory requirements of R.S. 33:3881-4159.10.
Yes [] No [] N/A []

Waterworks Districts

55. We have complied with the statutory requirements of R.S. 33:3811-3837.
Yes [] No [] N/A []

Utility Districts

56. We have complied with the statutory requirements of R.S. 33:4161-4546.21.
Yes [] No [] N/A []

Drainage and Irrigation Districts

57. We have complied with the statutory requirements of R.S. 38:1601-1707 (Drainage Districts); R.S. 38:1751-1921 (Gravity Drainage Districts); R.S. 38:1991-2048 (Levee and Drainage Districts); or R.S. 38:2101-2123 (Irrigation Districts), as appropriate.

Yes [] No [] N/A []

Fire Protection Districts

58. We have complied with the statutory requirements of R.S. 40:1491-1509.
Yes [] No [] N/A []

Other Special Districts

59. We have complied with those specific statutory requirements of state law applicable to our district.
Yes [] No [] N/A []

The previous responses have been made to the best of our belief and knowledge. We have disclosed to you all known noncompliance of the foregoing laws and regulations, as well as any contradictions to the foregoing representations. We have made available to you documentation relating to the foregoing laws and regulations.

We have provided you with any communications from regulatory agencies or other sources concerning any possible noncompliance with the foregoing laws and regulations, including any communications received between the end of the period under examination and the issuance of this report. We acknowledge our responsibility to disclose to you and the Legislative Auditor any known noncompliance that may occur subsequent to the issuance of your report.

_____Secretary_____ Date

_____Treasurer_____ Date

_____President_____ Date

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)

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

1. Name of Subdivision: Minor Resubdivision of Village East Shopping Center Tract B into Lot TS and Tract B-2-A
2. Developer's Name & Address: Mainland Houma LA, LLC: 1905 Acklen Ave., Nashville TN 37212
Owner's Name & Address: Mainland Houma LA, LLC: 1905 Acklen Ave., Nashville TN 37212
All owners must be listed, attach additional sheet if necessary
3. Name of Surveyor, Engineer, or Architect: Linfield, Hunter & Junius, Inc.

SITE INFORMATION:

4. Physical Address: 9475 E Park Ave. Houma, LA 70363 (Tractor Supply)
5. Location by Section, Township, Range: Section 2, T-17-S, R-18-E
6. Purpose of Development: To create an outparcel for future development with use to be determined.
7. Land Use:

<input type="checkbox"/> Single-Family Residential	8. Sewerage Type:
<input type="checkbox"/> Multi-Family Residential	<input checked="" type="checkbox"/> Community
<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Individual Treatment
<input type="checkbox"/> Industrial	<input type="checkbox"/> Package Plant
	<input type="checkbox"/> Other
9. Drainage:

<input type="checkbox"/> Curb & Gutter	10. Planned Unit Development: Y <input type="checkbox"/> N <input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Roadside Open Ditches	11. Date and Scale of Map:
<input checked="" type="checkbox"/> Rear Lot Open Ditches	<u>09-19-25; Scale: 1" = 50'</u>
<input type="checkbox"/> Other	12. Council District / Fire Tax Area:
	<u>Council District 1 / Fire Tax District: Village East</u>
13. Number of Lots: 2
14. Filing Fees: _____

CERTIFICATION:

I, Vincent Leco - Linfield, Hunter & Junius, Inc., certify this application including the attached date to be true and correct.

Vincent Leco, P.E. - Linfield, Hunter & Junius, Inc.
Print Applicant or Agent

Signature of Applicant or Agent

12-26-25
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.

Trey Hart - Mainland Houma LA, LLC

Print Name of Signature

Signature

12-26-25
Date

MINOR RESUBDIVISION OF TRACT B INTO
LOT TS AND TRACT B-2-A
VILLAGE EAST SHOPPING CENTER
SECTION 2, T-17-S, R-18-E
TERREBONNE PARISH
LOUISIANA

REFERENCE MAP:

1. A SURVEY BY DUNPLANTIS DESIGN GROUP, P.C. ENTITLED "TRACT LINE ADJUSTMENT BETWEEN TRACT A AND TRACT B OF VILLAGE EAST SHOPPING CENTER SECTION 2, TOWNSHIP 17 SOUTH - RANGE 18 EAST, SOUTHEASTERN LAND DISTRICT WEST OF THE MISSISSIPPI RIVER TERREBONNE PARISH, LOUISIANA" DATED APRIL 19, 2024.

2. A SURVEY LINFIELD, HUNTER & JUNIUS, INC. BY ENTITLED "ALTA/NSPS LAND TITLE SURVEY TRACT B SECTION 2, T-17-S, R-18-E TERREBONNE PARISH, LOUISIANA" DATED SEPTEMBER 18, 2024.

GENERAL NOTES:

- THE LOCATIONS OF VISIBLE, UNDERGROUND, AND OTHER NONVISIBLE UTILITIES ARE NOT INCLUDED IN THIS SCOPE OF WORK AND HAVE NOT BEEN PLOTTED. NO ATTEMPT WAS MADE TO LOCATE ANY UTILITIES. EACH AGENCY SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATIONS. PRIOR TO EXCAVATION AND DIGGING CALL LA ONE CALL (1-800-272-3020).
- THIS IS A CLASS C BOUNDARY SURVEY.
- NO TITLE RESEARCH OR UTILITY SERVITUDE RESEARCH WAS PERFORMED BY THE SURVEYOR.
- THE SURVEY SHOWN HEREON IS MADE IN ACCORDANCE TO THE MINIMUM STANDARDS FOR THE PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- BEARINGS SHOWN HEREON ARE BASED ON REFERENCE MAP #1.
- SITE DEVELOPER IS MAINLAND RETAIL LLC.
- ELEVATIONS SHOWN ARE NAVD88 (GEOD 18) AND WERE ESTABLISHED USING GPS RTK (LEICA SMARTNET).
- COORDINATES SHOWN ARE REFERENCED TO NAD83(2011) LOUISIANA STATE PLANE COORDINATE SYSTEM - SOUTH ZONE (US SURVEY FEET) AND WERE ESTABLISHED USING GPS RTK (LEICA SMARTNET).
- AS PER FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 225206, PANEL NUMBER 0260E, MAP NUMBER 22109C0260E, EFFECTIVE DATE SEPTEMBER 07, 2023. THE SITE LIES WITHIN ZONE AE (BASE FLOOD ELEVATION = 7.0) AND X.

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MINOR RESUBDIVISION OF TRACT B INTO
LOT TS AND TRACT B-2-A
VILLAGE EAST SHOPPING CENTER
SECTION 2, T-17-S, R-18-E
TERREBONNE PARISH
LOUISIANA

SURVEYOR'S DESCRIPTION:

TRACT B:

ONE (1) CERTAIN PARCEL OR TRACT OF GROUND SITUATED IN THE PARISH OF TERREBONNE, STATE OF LOUISIANA, LABELED AS TRACT B ON THAT CERTAIN SURVEY ENTITLED, "TRACT LINE ADJUSTMENT BETWEEN TRACT A AND TRACT B OF VILLAGE EAST SHOPPING CENTER SECTION 2, TOWNSHIP 17 SOUTH - RANGE 18 EAST, SOUTHEASTERN LAND DISTRICT WEST OF THE MISSISSIPPI RIVER TERREBONNE PARISH, LA" PREPARED BY DENNIS L. GOWIN, P.L.S. DATED APRIL 19, 2024 AND APPROVED AND ACCEPTED ADMINISTRATIVELY ON MAY 16, 2024 BY THE HOUA TERREBONNE REGIONAL PLANNING COMMISSION AND RECORDED IN THE CLERK OF COURT'S OFFICE FOR TERREBONNE PARISH, LOUISIANA AS FILE NUMBER 1698274, BOOK 2751, PAGE 242, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 3/4" IRON PIPE LOCATED AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF LOUISIANA STATE HIGHWAY NUMBER 659, BEING AN 80 FOOT RIGHT-OF-WAY, THE EASTERN PROPERTY LINE OF TRACT B, AND THE WESTERLY PROPERTY LINE OF LOT 20, ALSO KNOWN AS THE POINT OF BEGINNING;

THENCE, PROCEED NORTH 69°32'25" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 55.69 FEET TO A FOUND 3/4" IRON PIPE;

THENCE, PROCEED NORTH 28°31'30" EAST ALONG A LINE COMMON TO TRACT B AND TRACT B-1, A DISTANCE OF 189.67 FEET TO A POINT AND CORNER MARKED BY A FOUND 3/4" IRON ROD;

THENCE, PROCEED NORTH 61°33'10" WEST ALONG A LINE COMMON TO TRACT B AND TRACT B-1, A DISTANCE OF 149.81 FEET TO A POINT AND CORNER MARKED BY A FOUND 3/4" IRON ROD;

THENCE, PROCEED SOUTH 28°33'40" WEST ALONG A LINE COMMON TO TRACT B AND TRACT B-1, A DISTANCE OF 210.36 FEET TO A FOUND 3/4" IRON ROD ON THE NORTHERLY RIGHT-OF-WAY LINE OF LOUISIANA STATE HIGHWAY 659, BEING AN 80 FOOT RIGHT-OF-WAY;

THENCE, PROCEED ALONG SAID RIGHT-OF-WAY NORTH 69°20'15" WEST, A DISTANCE OF 155.66 FEET TO A POINT AND CORNER MARKED BY A FOUND CROSS CUT IN CONCRETE;

THENCE, PROCEED NORTH 28°33'54" EAST ALONG A LINE COMMON TO TRACT A AND TRACT B, A DISTANCE OF 659.00 FEET TO A POINT AND CORNER MARKED BY A FOUND 3/4" IRON ROD, BEING THE SOUTHEAST CORNER OF TRACT A AND THE NORTHEAST CORNER OF TRACT A-1;

THENCE, PROCEED NORTH 28°33'54" EAST ALONG A LINE COMMON TO TRACT A AND TRACT B, A DISTANCE OF 230.64 FEET TO A CAPPED 5/8" IRON ROD, BEING THE NORTHWEST CORNER OF TRACT B AND THE NORTHEAST CORNER OF TRACT A;

THENCE, PROCEED SOUTH 61°22'48" EAST A DISTANCE OF 358.50 FEET TO A POINT AND CORNER MARKED BY A FOUND 3/4" IRON PIPE, BEING THE NORTHEASTERN CORNER OF TRACT B;

THENCE, PROCEED SOUTH 28°30'54" WEST A DISTANCE OF 839.05 FEET TO A FOUND 3/4" IRON PIPE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF LOUISIANA STATE HIGHWAY 659, BEING A 80 FOOT RIGHT-OF-WAY, ALSO KNOWN AS THE POINT OF BEGINNING, CONTAINING A TOTAL AREA OF 6.433 ACRES;

TRACT B-2-A:

ONE (1) CERTAIN PARCEL OR TRACT OF GROUND SITUATED IN THE PARISH OF TERREBONNE, STATE OF LOUISIANA, LABELED AS LOT TS ON THIS SURVEY ENTITLED, "MINOR RESUBDIVISION OF TRACT B INTO LOT TS AND TRACT B-2-A SECTION 2, T-17-S, R-18-E TERREBONNE PARISH LOUISIANA" PREPARED BY NATHAN J. JUNIUS, P.E., P.L.S. DATED SEPTEMBER 19, 2025, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 3/4" IRON PIPE LOCATED AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF LOUISIANA STATE HIGHWAY NUMBER 659, BEING AN 80 FOOT RIGHT-OF-WAY, THE EASTERN PROPERTY LINE OF LOT TS, AND THE WESTERLY PROPERTY LINE OF LOT 20;

THENCE, PROCEED NORTH 69°32'25" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 55.69 FEET TO A FOUND 3/4" IRON PIPE;

THENCE, PROCEED NORTH 28°31'30" EAST ALONG A LINE COMMON TO LOT TS AND TRACT B-1, A DISTANCE OF 189.67 FEET TO A POINT AND CORNER MARKED BY A FOUND 3/4" IRON ROD;

THENCE, PROCEED NORTH 61°33'10" WEST ALONG A LINE COMMON TO LOT TS AND TRACT B-1, A DISTANCE OF 149.81 FEET TO A POINT AND CORNER MARKED BY A FOUND 3/4" IRON ROD, ALSO KNOWN AS THE POINT OF BEGINNING;

THENCE, PROCEED SOUTH 28°33'40" WEST ALONG A LINE COMMON TO TRACT B-2-A AND TRACT B-1, A DISTANCE OF 210.36 FEET TO A FOUND 3/4" IRON ROD ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF LOUISIANA STATE HIGHWAY 659, BEING AN 80 FOOT RIGHT-OF-WAY;

THENCE, PROCEED ALONG SAID NORTHERLY RIGHT-OF-WAY LINE NORTH 69°20'15" WEST, A DISTANCE OF 155.66 FEET TO A POINT AND CORNER MARKED BY A FOUND CROSS CUT IN CONCRETE;

THENCE, PROCEED NORTH 28°33'54" EAST ALONG A LINE COMMON TO TRACT A-1 AND TRACT B-2-A, A DISTANCE OF 231.44 FEET TO A POINT AND CORNER MARKED BY A SET CROSS CUT, BEING THE SOUTHWEST CORNER OF LOT TS AND THE NORTHWEST CORNER OF TRACT B-2-A;

THENCE, PROCEED SOUTH 61°33'10" EAST ALONG A LINE COMMON TO TRACT B-2-A AND LOT TS, A DISTANCE OF 154.16 FEET TO A POINT MARKED BY A FOUND 3/4" IRON ROD, ALSO KNOWN AS THE POINT OF BEGINNING, CONTAINING A TOTAL AREA OF 0.782 ACRES;

LOT TS:

ONE (1) CERTAIN PARCEL OR TRACT OF GROUND SITUATED IN THE PARISH OF TERREBONNE, STATE OF LOUISIANA, LABELED AS LOT TS ON THIS SURVEY ENTITLED, "MINOR RESUBDIVISION OF TRACT B INTO LOT TS AND TRACT B-2-A SECTION 2, T-17-S, R-18-E TERREBONNE PARISH LOUISIANA" PREPARED BY NATHAN J. JUNIUS, P.E., P.L.S. DATED SEPTEMBER 19, 2025, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 3/4" IRON PIPE LOCATED AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF LOUISIANA STATE HIGHWAY NUMBER 659, BEING AN 80 FOOT RIGHT-OF-WAY, THE EASTERN PROPERTY LINE OF LOT TS, AND THE WESTERLY PROPERTY LINE OF LOT 20, ALSO KNOWN AS THE POINT OF BEGINNING;

THENCE, PROCEED NORTH 69°32'25" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 55.69 FEET TO A FOUND 3/4" IRON PIPE;

THENCE, PROCEED NORTH 28°31'30" EAST ALONG A LINE COMMON TO LOT TS AND TRACT B-1, A DISTANCE OF 189.67 FEET TO A POINT AND CORNER MARKED BY A FOUND 3/4" IRON ROD;

THENCE, PROCEED NORTH 61°33'10" WEST ALONG A LINE COMMON TO LOT TS AND TRACT B-1/TRACT B-2-A, A DISTANCE OF 303.97 FEET TO A POINT AND CORNER MARKED BY A SET CROSS-CUT;

THENCE, PROCEED NORTH 28°33'54" EAST ALONG A LINE COMMON TO TRACT A-1 AND LOT TS, A DISTANCE OF 427.56 FEET TO A POINT MARKED BY A FOUND 3/4" IRON ROD;

THENCE, PROCEED NORTH 28°33'54" EAST ALONG A LINE COMMON TO TRACT A AND LOT TS, A DISTANCE OF 230.64 FEET TO A CAPPED 5/8" IRON ROD, BEING THE NORTHWEST CORNER OF LOT TS AND THE NORTHEAST CORNER OF TRACT A;

THENCE, PROCEED SOUTH 61°22'48" EAST A DISTANCE OF 358.50 FEET TO A POINT AND CORNER MARKED BY A FOUND 3/4" IRON PIPE, BEING THE NORTHEASTERN CORNER OF LOT TS;

THENCE, PROCEED SOUTH 28°30'54" WEST A DISTANCE OF 839.05 FEET TO A FOUND 3/4" IRON PIPE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF LOUISIANA STATE HIGHWAY 659, BEING A 80 FOOT RIGHT-OF-WAY, ALSO KNOWN AS THE POINT OF BEGINNING, CONTAINING A TOTAL AREA OF 5.651 ACRES;

