

**Property Description  
of a Lot 2  
Kings Country Estates Subdivision**

A certain Tract of land containing 2.202 Acres together with all improvements Located in Section 36, Township 5 North, Range 1 East, North of the Red River Land District, Rapides Parish, Louisiana, shown as Lot 2 of Kings Country Estates Subdivision on a Map/Plat entitled "Map Showing ALTA/NSPS Land Title Survey of Lot 2 of Kings Country Estates Subdivision, for GVCS, Inc. a Texas Corp." by Robert L. Stevens, P.L.S. dated 04/13/2020, and more fully described as follows:

Commencing at a 1/4" iron rod at the Northern Right-of-Way of Pinecrest Drive and the Eastern Right-of-Way of Lofton Drive having Louisiana State Plane Coordinates of North: 314546.44 & East: 330964.97 and being the Point of Beginning;

Thence leaving said Northern Right-of-Way and along said Eastern Right-of-Way North 73 degrees 58 minutes 18 seconds West, 52.38 feet to a 1/2" iron rod;

Thence North 29 degrees 04 minutes 47 seconds West, 44.63 feet to a 1/2" iron rod;

Thence along a Curve to the Right having a Radius of 222.28 feet and an Arc Length of 113.72 feet (Chord Bearing North 14 degrees 25 minutes 43 seconds West, Chord Distance 112.49 feet) to a 1/2" iron rod;

Thence North 00 degrees 12 minutes 24 seconds East, 172.56 feet to a 1/2" iron rod at the common Property Boundary Corner between Lot 2 and Lot 1;

Thence leaving said common Property Boundary Corner and along the common Property Boundary Line between Lot 2 & Lot 1 South 89 degrees 46 minutes 29 seconds East, 300.51 feet to a 1/2" iron rod at the common Property Boundary Corner between Lot 2, Lot 1, & Lot 3;

Thence leaving said common Property Boundary Corner and along the common Property line between Lot 1 & Lot 3 South 29 degrees 32 minutes 50 seconds East, 190.87 feet to a 1/2" iron rod at the common Property Boundary Corner between Lot 1 & Lot 3 on the Northern Right-of-Way of Pinecrest Drive;

Thence leaving said common corner and along said Right-of-Way South 60 degrees 23 minutes 34 seconds West, 339.52 feet to a 1/2" iron rod at the Northern Right-of-Way of Pinecrest Drive and the Eastern Right-of-Way of Lofton Drive and the Point of Beginning.

FROM TITLE COMMITMENT ISSUED BY COMMONWEALTH LAND  
TITLE INSURANCE COMPANY FILE NO.: AL154-20  
DATED MARCH 11, 2020.

**SCHEDULE B - PART III:  
EXCEPTIONS:**

9. THAT 30' UTILITY SERVIDUTE SHOWN ON PLAT OF KINGS COUNTRY ESTATES IN PLAT BOOK 32, PAGE 80 AND 81, RECORDS OF RAPIDES PARISH, LOUISIANA. - SHOWN ON PLAT

10. DECLARATION OF PRIVATE SERVIDUTE, EASEMENT, COVENANT AND RESTRICTION AGREEMENT, FILED OCTOBER 5, 2019 IN COB 1872, PAGE 849, RECORDS OF RAPIDES PARISH, LOUISIANA. - SERVIDUTES FOR GAS, WATERLINES AND DRAINAGE SHOWN ON PLAT

**SURVEYOR'S NOTES:**

1) SURVEYOR IS UNABLE TO PLOT, SHOW, OR IDENTIFY ANY EASEMENT OR CLAIM OF OWNERSHIP THAT WAS NOT SUBMITTED OR RECORDED IN PUBLIC RECORDS.

2) AT THE TIME OF THE SURVEY NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WERE OBSERVED.

3) AT THE TIME OF THE SURVEY NO OBSERVABLE EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT-OF-WAYS LINES OR RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED.

**REFERENCE MATERIAL:**

KINGS COUNTRY ESTATES SUBDIVISION LOTS 1, 2, & 3 BY COLBY C. BULLER.

**FLOOD ZONE NOTE:**

THIS PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" (AREA OUTSIDE 100 YEAR FLOOD HAZARD) ACCORDING TO FEMA-FIRM MAP FOR RAPIDES PARISH PANEL NUMBER 220145 0155 B, EFFECTIVE DATE SEPTEMBER 5, 1984.

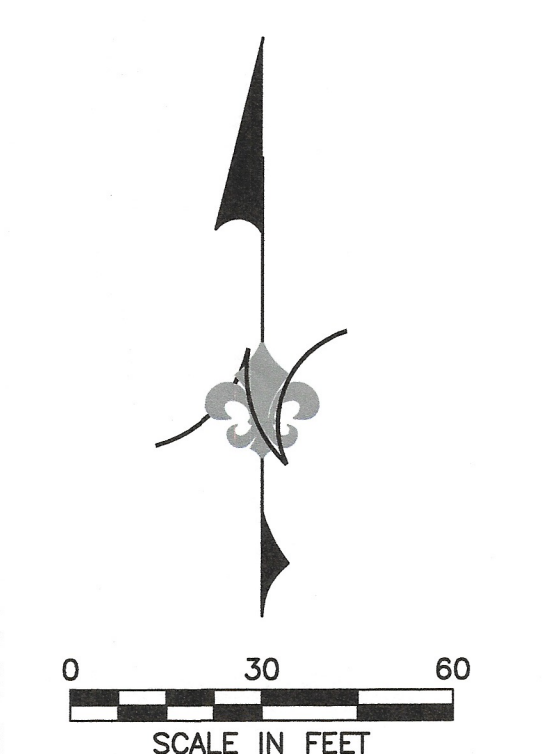
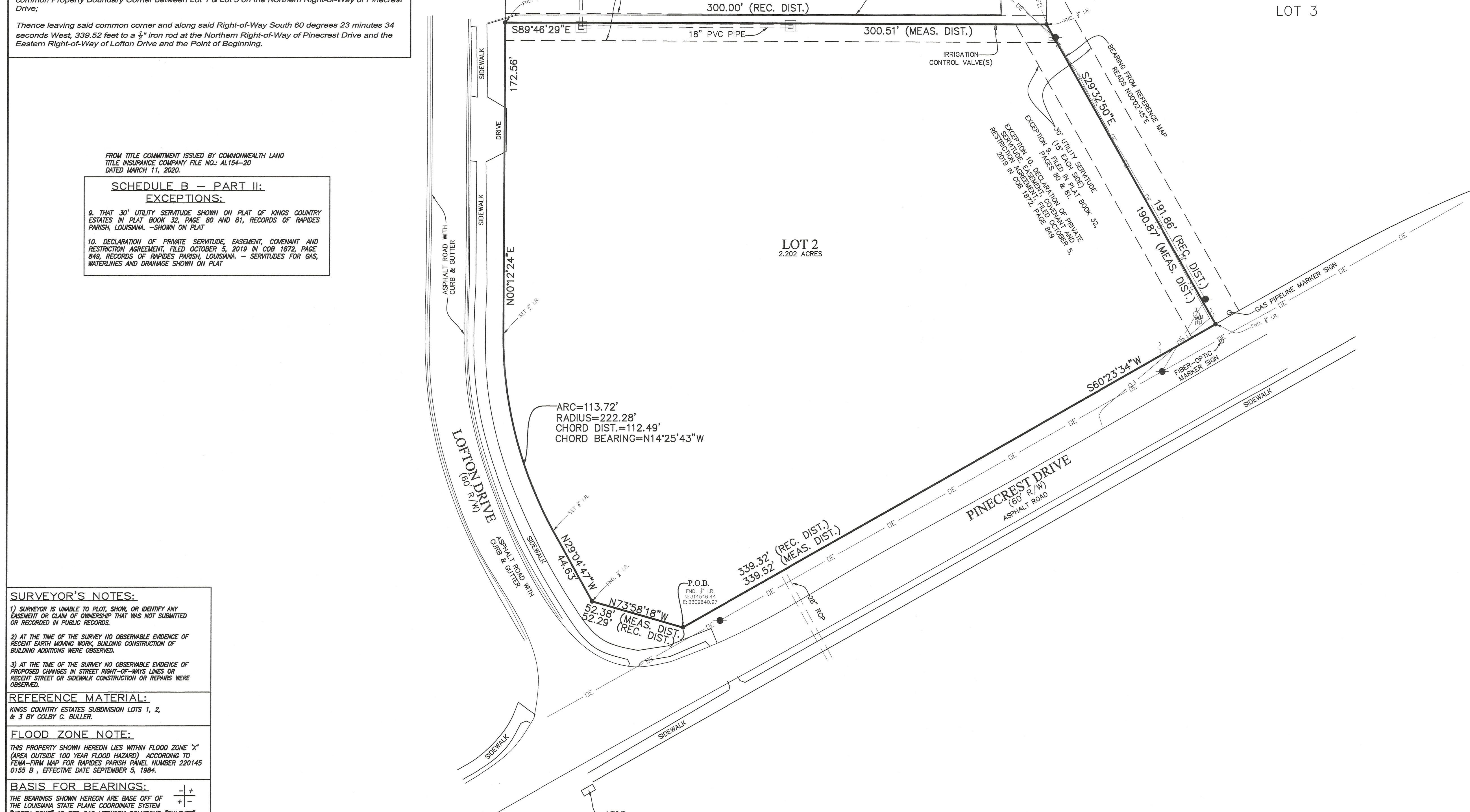
**BASIS FOR BEARINGS:**

THE BEARINGS SHOWN HEREON ARE BASED OFF OF THE LOUISIANA STATE PLANE COORDINATE SYSTEM "NORTH ZONE" AS PER CAG NETWORK SOLUTIONS "GULFNET". TO CONVERT TO GEODETIC BEARINGS USE -00°02'56.05044" TO CONVERT MEASURED DISTANCES TO GRID DISTANCES USE SCALE FACTOR=0.99986911

**NOTES:**

1) NO ATTEMPT HAS BEEN MADE BY ROBERT L. STEVENS LAND SURVEYING, LLC TO RESEARCH OR VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVIDUTES, EASEMENTS, RIGHTS-OF-WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT.

2) THE FLOOD ZONE & BASE FLOOD ELEVATION ARE SUBJECT TO CHANGE. THE CURRENT FLOOD ZONE & BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE RAPIDES PARISH FLOODPLAN ADMINISTRATOR.



- LEGEND:**
- POWER POLE
  - WATER VALVE
  - ⊕ WATER METER
  - > GUY ANCHOR
  - ☐ TELEPHONE PED.
  - ⊓ DROP INLET
  - OE— OVERHEAD ELEC.
  - G— UNDERGROUND GAS
  - FO— UNDERGROUND FIBER—OPTIC
  - UE— UNDERGROUND ELEC.

**Call before you dig.**

UTILITIES HAVE BEEN MARKED FOR THIS SITE BY LOUISIANA ONE CALL TICKET NUMBER 200184351. ALL UTILITIES SHOWN HEREON ARE IN ACCORDANCE WITH WHAT WAS MARKED ON THE GROUND. NO RESEARCH OR ANY UNDERGROUND EXPLORATION HAS BEEN DONE BY ROBERT L. STEVENS LAND SURVEYING, LLC TO VERIFY LOCATIONS OR SEARCH FOR ANY ADDITIONAL SERVICES.

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**CERTIFICATION:**

THIS IS TO CERTIFY TO GVCS, INC., A TEXAS CORPORATION, SOUTHSIDE BANK, A TEXAS STATE BANK, BAYOU TITLE, INC., AND COMMONWEALTH LAND TITLE INSURANCE COMPANY THAT THE SURVEY SHOWN HEREON WAS ACTUALLY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND THAT THIS MAP AND THE "FIELD SURVEY" ON WHICH IT IS BASED CONFORM TO THE (1) "STANDARDS OF PRACTICE" FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "A" SURVEY AS ESTABLISHED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND (2) 2018 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, & 11 OF THE TABLE THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 13, 2020.

*Robert L. Stevens*  
ROBERT L. STEVENS, P.L.S. 04/13/2020

**MAP SHOWING  
ALTA/NSPS LAND TITLE SURVEY  
OF LOT 2  
OF KINGS COUNTRY ESTATES SUBDIVISION  
LOCATED IN SECTION 36, TOWNSHIP 5 NORTH - RANGE 1 EAST  
NORTH OF THE RED RIVER LAND DISTRICT  
RAPIDES PARISH, LOUISIANA**

for  
**GVCS, INC. A TEXAS CORP.**

**ROBERT L. STEVENS  
LAND SURVEYING, LLC**

1010 ELLA MAE ROAD, VILLE PLATTE, LOUISIANA 70586  
PHONE: (337) 363-5559 - E-MAIL: ROBBIE@RLSLANDSURVEYING.COM

PROJECT NO.: 20-037 FILE NAME: GVCS INC DRAWN BY: RLS DATE: 04/13/2020