

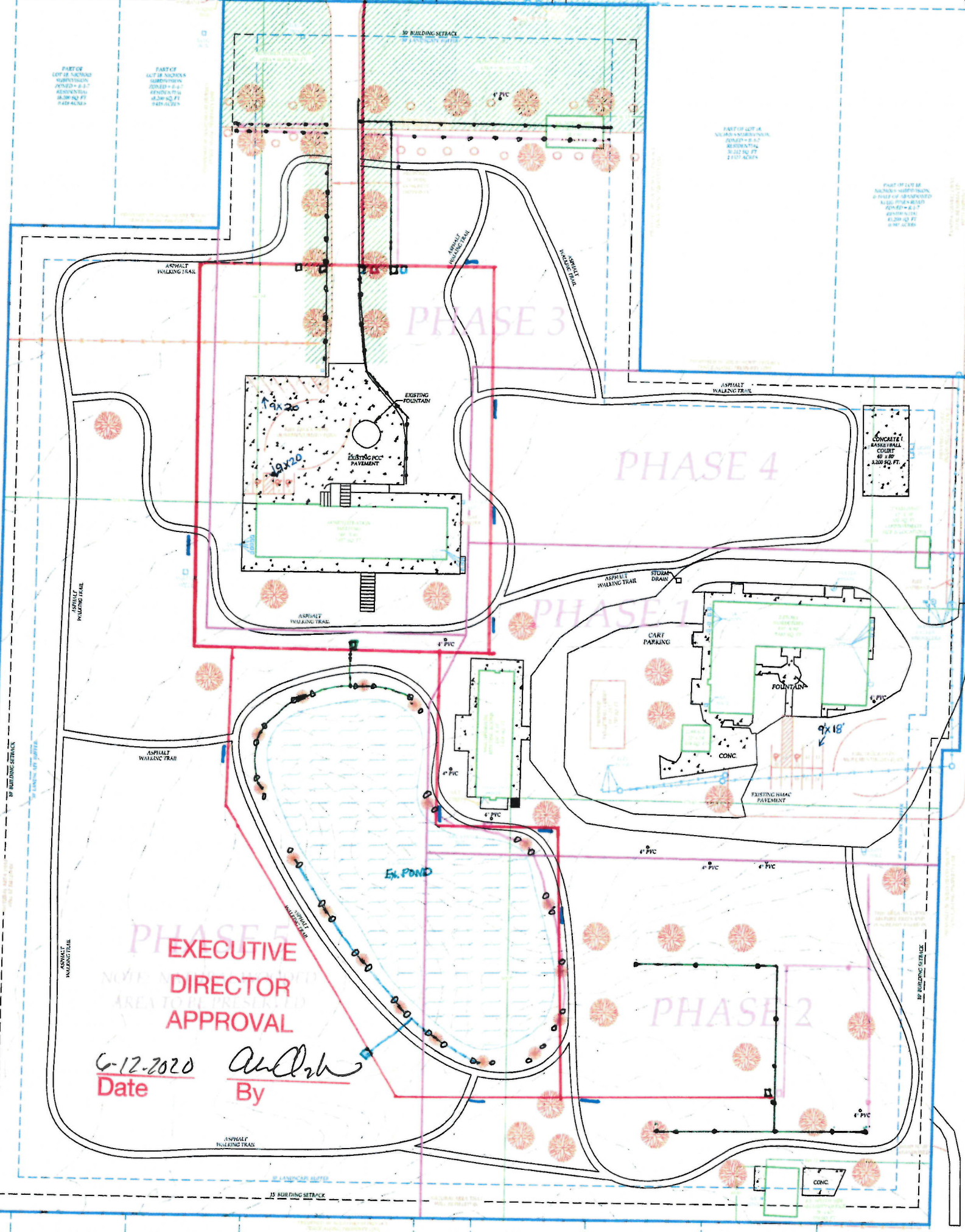
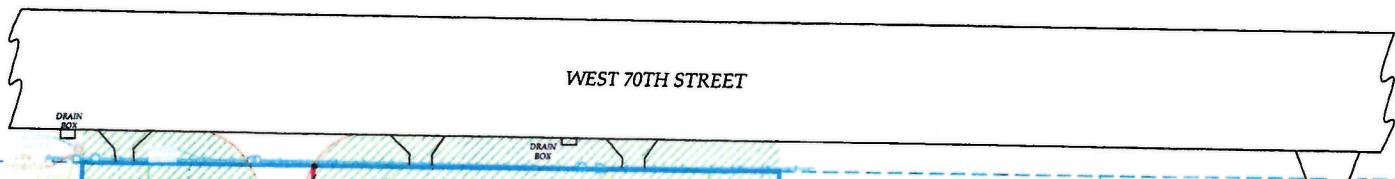


www.landpoint.net (800) 348-6264

For information on City/County/Parish... For other projects, Landpoint has prepared a Survey Plot for FW Property, LLC. These documents have been prepared for the exclusive use of FW Property, LLC...

R-15-W

NOTES: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA. THE EXISTING 17.47% ACRES OF NATURAL AREA WILL BE PRESERVED. CONTOUR DATA SOURCE: HTTPS://MAPS.GA.LSU.EDU/LIDAR2009



EXECUTIVE DIRECTOR APPROVAL

6-12-2020 Date By [Signature]

T 17 N

MainLine 1 1/2"

- LEGEND: 45° TURNING RADIUS, BALD CYPRESS - 30 GAL, ALTHEA - 5 GAL, LIVE OAK - 30 GAL, LANDSCAPE AREA (PROPOSED), PHONE BOX, SPRINKLER SYSTEM, 4" PVC, ELEC. BOX - AC UNIT, LIGHT POLES, GAS METER, WATER METER/VALVE, FIRE HYDRANT, POWER POLES, EXISTING ELECTRIC LINES, EXISTING FENCE ROW, EXISTING BUILDINGS, BUILDING SET-BACK LINES, EDGE OF ASPHALT, EDGE OF CONCRETE, BOUNDARY LINES PER THIS SURVEY

RECORD DESCRIPTION: A PORTION OF LOTS 18 & 21 OF NICHOLS SUBDIVISION, AND LOTS 1 & 2, OF NICHOLS SUBDIVISION, UNIT #2, LOCATED IN A PORTION OF SECTION 16, TOWNSHIP 17 NORTH, RANGE 15 WEST, CADDO PARISH, NORTHWEST LAND DISTRICT, LOUISIANA, AS DESCRIBED FROM AN ON THE GROUND SURVEY, BY JAMES LATSON SOUTER, P.L.S. #04879, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN EXISTING 3/4" IRON PIPE, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 21 OF THE NICHOLS SUBDIVISION OF THE CITY OF SHREVEPORT; THENCE NORTH OF DEGREES 37 MINUTES EAST A DISTANCE OF 555.56 FEET TO A SET 5/8" REBAR AT THE NORTHWEST CORNER OF LOT 21 OF THE NICHOLS SUBDIVISION; THENCE NORTH 01 DEGREES 18 MINUTES 36 SECONDS EAST A DISTANCE OF 307.11 FEET TO A SET 5/8" REBAR; THENCE SOUTH 89 DEGREES 18 MINUTES 36 SECONDS EAST A DISTANCE OF 112.78 FEET TO AN EXISTING 1" IRON PIPE; THENCE NORTH 01 DEGREES 05 MINUTES 10 SECONDS EAST A DISTANCE OF 199.75 FEET TO A SET 5/8" REBAR ON THE SOUTH RIGHT OF WAY OF WEST 70TH STREET; THENCE SOUTH 89 DEGREES 18 MINUTES 36 SECONDS EAST ALONG RIGHT OF WAY FOR A DISTANCE OF 373.34 FEET TO AN EXISTING 3/4" IRON PIPE; THENCE SOUTH 01 DEGREES 06 MINUTES 24 SECONDS WEST A DISTANCE OF 318.90 FEET TO AN EXISTING 3/4" IRON PIPE; THENCE SOUTH 89 DEGREES 39 MINUTES 33 SECONDS EAST A DISTANCE OF 152.64 FEET TO AN EXISTING 3/4" IRON PIPE; THENCE SOUTH 89 DEGREES 06 MINUTES 23 SECONDS EAST A DISTANCE OF 120.10 FEET TO AN EXISTING 3/4" IRON PIPE; THENCE SOUTH 89 DEGREES 06 MINUTES 23 SECONDS EAST A DISTANCE OF 15.00 FEET TO A SET 5/8" REBAR; THENCE SOUTH 01 DEGREES 31 MINUTES 00 SECONDS WEST A DISTANCE OF 416.38 FEET TO A SET 5/8" REBAR; THENCE NORTH 89 DEGREES 02 MINUTES 58 SECONDS WEST A DISTANCE OF 15.00 FEET TO A SET 5/8" REBAR; THENCE SOUTH 01 DEGREES 31 MINUTES 00 SECONDS WEST A DISTANCE OF 416.38 FEET TO A SET 5/8" REBAR; THENCE NORTH 89 DEGREES 02 MINUTES 58 SECONDS WEST A DISTANCE OF 15.00 FEET TO A SET 5/8" REBAR; THENCE SOUTH 01 DEGREES 31 MINUTES 00 SECONDS WEST A DISTANCE OF 416.38 FEET TO THE POINT OF BEGINNING SAID DESCRIBED TRACT CONTAINING 17.47% ACRES, MORE OR LESS, ALL LYING IN CADDO PARISH, LOUISIANA.

FW Property, LLC Final Site Plan A Portion of Lots 18 & 21 of Nichols Subdivision, and Lots 1 & 2 of Nichols Subdivision, Unit #2, Located in a Portion of Section 26, Township 17 North, Range 15 West, Shreveport, Northwest Land District, Caddo Parish, Louisiana,

RECORD OWNER: FW Property, LLC Ryan Hollins (Manager) Date APPROVED: Caddo Parish Director of Public Works Date Metropolitan Planning Commission Executive Director Date

20-49-C










## FW PROPERTY

7020 Klug Pines Rd.  
Shreveport La. 71129  
318-230-5794

June 11, 2020

### LEGEND IRRIGATIONS PLAN

#### IRRIGATING FROM POND WITH 1 ½ HP

1. 1 ½ "Orange Mainline 
2. 1" Lateral Lines    
3. 1 ½ "Valve 
4. Bubblers 2.5 gal/per/hr. (2 per tree around Pond) 
5. 5004 Rotor head 25ft apart 
6. Sleeve 4 inch 

*Brian G. Hollins*

Brian G. Hollins  
Manager  
FW Property, LLC

20-49-C