

**BFM**  
A PROFESSIONAL LAND SURVEYING COMPANY

EXHIBIT A

CASSANDRA POCHE  
President

CHAD M. POCHE, P.E.  
Executive Vice President

RALPH P. FONTCUBERTA, JR., PLS  
Executive Vice President

LEGAL DESCRIPTION

October 5, 2020

**Project Number: 10087 Phase 1**

**Project Name:** Proposed Roadway Extension & Dog Park Near Ashton Plantation, Luling, LA

A PORTION OF GROUND DESIGNATED AS PHASE 1 IS LOCATED WITHIN THE INTERSTATE 310 RIGHT-OF-WAY WITHIN THE CITY OF LULING, PARISH OF ST. CHARLES LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

*COMMENCING AT A POINT (POC A), WHICH IS A 1/2" IRON ROD FOUND AT THE WESTERLY RIGHT-OF-WAY FOR INTERSTATE 310 AND AT THE SOUTHEASTERLY CORNER OF LOT 2A OF THE ESPERANZA BUSINESS PARK PHASE 1, ALSO THE POINT OF BEGINNING (POB 1);*

*THENCE ALONG A CURVE TO THE LEFT, WITH AN ARC LENGTH OF 172.22 FEET, A RADIUS OF 1105.42 FEET, A DELTA ANGLE OF 8°55'36", A CHORD BEARING OF N45°43'14"E, AND A CHORD LENGTH OF 172.05 FEET;*

*THENCE N27°59'24"E A DISTANCE OF 61.29 FEET;*

*THENCE S56°22'00"E A DISTANCE OF 271.84 FEET;*

*THENCE ALONG A CURVE TO THE LEFT, WITH AN ARC LENGTH OF 58.38 FEET, A RADIUS OF 180.00 FEET, A DELTA ANGLE OF 18°34'58", A CHORD BEARING OF S65°39'29"E, AND A CHORD LENGTH OF 58.12 FEET;*

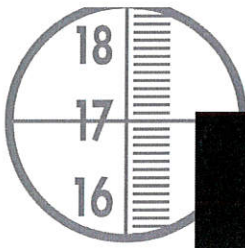
*THENCE S27°54'31"W A DISTANCE OF 217.76 FEET;*

*THENCE N59°39'43"W A DISTANCE OF 381.55 FEET;*

*BACK TO THE POINT OF BEGINNING. ALTOGETHER CONTAINING 1.739 ACRES (75,739 SQUARE FEET), MORE OR LESS.*

*THE ABOVE DESCRIBED PROPERTY CONTAIN 1.739 ACRES (75,739 SQUARE FEET), MORE OR LESS. ALL AS SHOWN ON THE ATTACHED SURVEY BY BFM CORPORATION, FILE #9413, PROJECT #10087, DATED NOVEMBER 21, 2016 AND BEING LAST REVISED OCTOBER 5, 2020. BEARINGS ARE REFERENCED TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM SOUTH ZONE, NAD 83.*





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LEGAL DESCRIPTION

October 5, 2020

**Project Number: 10087 Phase 2**

**Project Name:** Proposed Roadway Extension & Dog Park Near Ashton Plantation, Luling, LA

A PORTION OF GROUND DESIGNATED AS PHASE 2 IS LOCATED WITHIN THE INTERSTATE 310 RIGHT-OF-WAY WITHIN THE CITY OF LULING, PARISH OF ST. CHARLES LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

*COMMENCING AT A POINT (POC A), WHICH IS A 1/2" IRON ROD FOUND AT THE WESTERLY RIGHT-OF-WAY FOR INTERSTATE 310 AND AT THE SOUTHEASTERLY CORNER OF LOT 2A OF THE ESPERANZA BUSINESS PARK PHASE 1; PROCEED THENCE S59°39'43"E A DISTANCE OF 381.55 FEET TO THE POINT OF BEGINNING (POB 2), WHICH IS A 5/8" IRON ROD SET;*

*THENCE N27°54'31"E A DISTANCE OF 217.76 FEET;*

*THENCE S74°56'58"E A DISTANCE OF 361.33 FEET;*

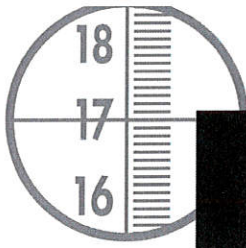
*THENCE S28°47'05"W A DISTANCE OF 124.36 FEET;*

*THENCE ALONG A CURVE TO THE RIGHT, WITH AN ARC LENGTH OF 481.79 FEET, A RADIUS OF 220.00 FEET, A DELTA ANGLE OF 125°28'26", A CHORD BEARING OF N88°28'42"W, AND A CHORD LENGTH OF 391.12 FEET BACK TO THE POINT OF BEGINNING.*

*THE ABOVE DESCRIBED PROPERTY CONTAINS 2.141 ACRES (93,263 SQUARE FEET), MORE OR LESS. ALL AS SHOWN ON THE ATTACHED SURVEY BY BFM CORPORATION, FILE #9413, PROJECT #10087, DATED NOVEMBER 21, 2016 AND BEING LAST REVISED OCTOBER 5, 2020. BEARINGS ARE REFERENCED TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM SOUTH ZONE, NAD 83.*







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LEGAL DESCRIPTION

October 5, 2020

**Project Number: 10087 Phase 3A**

**Project Name: Proposed Roadway Extension & Dog Park Near Ashton Plantation, Luling, LA**

A PORTION OF GROUND DESIGNATED AS PHASE 3A IS LOCATED WITHIN THE INTERSTATE 310 RIGHT-OF-WAY WITHIN THE CITY OF LULING, PARISH OF ST. CHARLES LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

*COMMENCING AT A POINT (POC C), BEING THE POINT OF BEGINNING (POB 4), WHICH IS A 1/2" IRON ROD FOUND AT THE EASTERLY RIGHT-OF-WAY OF INTERSTATE 310 AND THE NORTHERLY RIGHT-OF-WAY OF LOT SCH-2;*

*PROCEED THENCE ALONG A CURVE TO THE LEFT, WITH AN ARC LENGTH OF 34.50 FEET, A RADIUS OF 308.00 FEET, A DELTA ANGLE OF 6°25'07", A CHORD BEARING OF N71°44'25"W, AND A CHORD LENGTH OF 34.49 FEET TO A 5/8" IRON ROD SET;*

*THENCE N74°56'58"W A DISTANCE OF 535.55 FEET TO A 5/8" IRON ROD SET;*

*THENCE ALONG A CURVE TO THE RIGHT, WITH AN ARC LENGTH OF 58.38 FEET, A RADIUS OF 180.00 FEET, A DELTA ANGLE OF 18°34'58", A CHORD BEARING OF N65°39'29"W, AND A CHORD LENGTH OF 58.12 FEET TO A 5/8" IRON ROD SET;*

*THENCE N56°22'00"W A DISTANCE OF 271.84 FEET TO A 5/8" IRON ROD SET;*

*THENCE N27°59'24"E A DISTANCE OF 80.39 FEET TO A 5/8" IRON ROD SET;*

*THENCE S56°22'00"E A DISTANCE OF 279.75 FEET TO A 5/8" IRON ROD SET;*

*THENCE ALONG A CURVE TO THE LEFT, WITH AN ARC LENGTH OF 32.43 FEET, A RADIUS OF 100.00 FEET, A DELTA ANGLE OF 18°34'58", A CHORD BEARING OF S65°39'29"E, AND A CHORD LENGTH OF 32.29 FEET TO A 5/8" IRON ROD SET;*

*THENCE S74°56'58"E A DISTANCE OF 535.55 FEET TO A 5/8" IRON ROD SET;*

*THENCE ALONG A CURVE TO THE RIGHT, WITH AN ARC LENGTH OF 46.91 FEET, A RADIUS OF 388.00 FEET, A DELTA ANGLE OF 6°55'37", A CHORD BEARING OF S71°29'09"E, AND A CHORD LENGTH OF 46.88 FEET TO A 5/8" IRON ROD SET;*

*THENCE S23°56'04"W A DISTANCE OF 80.06 FEET BACK TO THE POINT OF BEGINNING.*

THE ABOVE DESCRIBED PROPERTY CONTAINS 1.648 ACRES (71,797 SQUARE FEET), MORE OR LESS. ALL AS SHOWN ON THE ATTACHED SURVEY BY BFM CORPORATION, FILE #9413, PROJECT #10087, DATED NOVEMBER 21, 2016 AND BEING LAST REVISED OCTOBER 5, 2020. BEARINGS ARE REFERENCED TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM SOUTH ZONE, NAD 83.

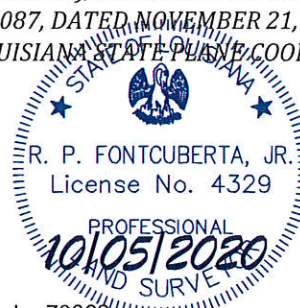




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LEGAL DESCRIPTION

October 5, 2020

**Project Number: 10087 Phase 3B**

**Project Name:** Proposed Roadway Extension & Dog Park Near Ashton Plantation, Luling, LA

A PORTION OF GROUND DESIGNATED AS PHASE 3B IS LOCATED WITHIN THE INTERSTATE 310 RIGHT-OF-WAY WITHIN THE CITY OF LULING, PARISH OF ST. CHARLES LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

*COMMENCING AT A POINT (POC B), WHICH IS A 5/8" IRON ROD FOUND AT THE WESTERLY RIGHT-OF-WAY OF ASHTON PLANTATION BOULEVARD AND THE NORTHERLY RIGHT-OF-WAY OF THE UNION PACIFIC RAILROAD; PROCEED THENCE S21°25'23"W A DISTANCE OF 151.81 FEET TO THE POINT OF BEGINNING (POB 3), WHICH IS A 5/8" IRON ROD SET;*

*THENCE S21°25'32"W A DISTANCE OF 128.17 FEET TO A 5/8" IRON ROD FOUND;*

*THENCE ALONG A CURVE TO THE LEFT, WITH AN ARC LENGTH OF 97.93 FEET, A RADIUS OF 652.33 FEET, A DELTA ANGLE OF 8°36'05", A CHORD BEARING OF S17°33'21"W, AND A CHORD LENGTH OF 97.84 FEET TO A 5/8" IRON ROD SET;*

*THENCE N6°54'17"W A DISTANCE OF 21.14 FEET TO A 5/8" IRON ROD SET;*

*THENCE N28°29'13"W A DISTANCE OF 170.00 FEET TO A SET 5/8" IRON ROD;*

*THENCE ALONG A CURVE TO THE LEFT, WITH AN ARC LENGTH OF 215.25 FEET, A RADIUS OF 308.00 FEET, A DELTA ANGLE OF 40°02'34", A CHORD BEARING OF N48°30'35"W, AND A CHORD LENGTH OF 210.90 FEET TO A 5/8" IRON ROD SET;*

*THENCE N23°56'04"E A DISTANCE OF 80.06 FEET TO A 5/8" IRON ROD SET;*

*THENCE ALONG A CURVE TO THE RIGHT, WITH AN ARC LENGTH OF 267.72 FEET, A RADIUS OF 388.00 FEET, A DELTA ANGLE OF 39°32'03", A CHORD BEARING OF S48°15'19"E, AND A CHORD LENGTH OF 262.44 FEET TO A 5/8" IRON ROD SET;*

*THENCE ALONG A CURVE TO THE LEFT, WITH AN ARC LENGTH OF 111.68 FEET, A RADIUS OF 49.83 FEET, A DELTA ANGLE OF 128°24'26", A CHORD BEARING OF N87°25'44"E, AND A CHORD LENGTH OF 89.73 FEET; BACK TO THE POINT OF BEGINNING.*

THE ABOVE DESCRIBED PROPERTY CONTAINS 0.764 ACRES (33,267 SQUARE FEET), MORE OR LESS. ALL AS SHOWN ON THE ATTACHED SURVEY BY BFM CORPORATION, FILE #9413, PROJECT #10087, DATED NOVEMBER 21, 2016 AND BEING LAST REVISED OCTOBER 5, 2020. BEARINGS ARE REFERENCED TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM SOUTH ZONE, NAD 83.







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## LEGAL DESCRIPTION

October 5, 2020

**Project Number: 10087 Phase 4**

**Project Name:** Proposed Roadway Extension & Dog Park Near Ashton Plantation, Luling, LA

A PORTION OF GROUND DESIGNATED AS PHASE 4 IS LOCATED WITHIN THE INTERSTATE 310 RIGHT-OF-WAY WITHIN THE CITY OF LULING, PARISH OF ST. CHARLES LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

*COMMENCING AT A POINT (POC A) WHICH IS A 1/2" IRON ROD FOUND AT THE WESTERLY RIGHT-OF-WAY FOR INTERSTATE 310 AND AT THE SOUTHEASTERLY CORNER OF LOT 2A OF THE ESPERANZA BUSINESS PARK PHASE 1; PROCEED ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 172.22 FEET, A RADIUS OF 1,105.42 FEET, A DELTA ANGLE OF 8°55'36", A CHORD BEARING OF N45°43'14"E, AND A CHORD LENGTH OF 172.05 FEET; THENCE N27°59'24"E A DISTANCE OF 61.29 FEET TO THE POINT OF BEGINNING (POB 5), WHICH IS A 5/8" IRON ROD SET;*

*THENCE N27°59'24"E A DISTANCE OF 45.08 FEET TO A 5/8" IRON ROD SET;*

*THENCE ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 880.75 FEET, A RADIUS OF 17,257.35 FEET, A DELTA ANGLE OF 2°55'27", A CHORD BEARING OF S65°49'13"E AND A CHORD LENGTH OF 880.65 FEET TO A POINT;*

*THENCE S23°56'04"W A DISTANCE OF 1.42 FEET TO A 5/8" IRON ROD SET;*

*THENCE ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 46.91 FEET, A RADIUS OF 388.00 FEET A DELTA ANGLE OF 6°55'37", A CHORD BEARING OF N71°29'09"W AND A CHORD LENGTH OF 46.88 FEET TO A 5/8" IRON ROD SET;*

*THENCE N74°56'58"W A DISTANCE OF 535.55 FEET TO A 5/8" IRON ROD SET;*

*THENCE ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 32.43 FEET, A RADIUS OF 100.00 FEET, A DELTA ANGLE OF 18°34'58", A CHORD BEARING OF N65°39'29"W AND A CHORD LENGTH OF 32.29 FEET TO A 5/8" IRON ROD SET;*

*THENCE N56°22'00"W A DISTANCE OF 279.75 FEET BACK TO THE POINT OF BEGINNING.*

*THE ABOVE DESCRIBED PROPERTY CONTAINS 1.014 ACRES (44,167 SQUARE FEET), MORE OR LESS. ALL AS SHOWN ON THE ATTACHED SURVEY BY BFM CORPORATION, FILE #9413, PROJECT #10087, DATED NOVEMBER 21, 2016 AND BEING LAST REVISED OCTOBER 5, 2020. BEARINGS ARE REFERENCED TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM SOUTH ZONE, NAD 83.*

