

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

APRIL 17, 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 Minutes of Zoning & Land Use Commission for the Regular Meeting of March 20, 2025
- E. COMMUNICATIONS
- F. OLD BUSINESS:
 - 1. Planned Building Group:
Placement of (4) multi-family residential buildings and (1) clubhouse; 5041 Imperial Drive; Coleman Partners Architects, applicant (*Council District 6 / Bayou Cane Fire*)
- G. NEW BUSINESS:
 - 1. Preliminary Hearings:
 - a) Rezone from R-3 (Multi-Family Residential) to C-2 (General Commercial); 132 Armour Drive; Terrebonne Children’s Advocacy Center, applicant; and call a Public Hearing for Thursday, May 15, 2025 at 6:00 p.m. (*Council District 3 / Bayou Cane Fire*)
 - b) Rezone from R-1 (Single-Family Residential) to C-2 (General Commercial); 710 May Street, Lot 6, Block 4, Addendum No. 1, Fairsite Subdivision; Lonzo Lavine, applicant; and call a Public Hearing for Thursday, May 15, 2025 at 6:00 p.m. (*Council District 1 / City of Houma Fire*)
- H. STAFF REPORT
 - 1. Discussion and possible action regarding a fee increase for Planning Approvals from \$10 to \$50
- I. COMMISSION COMMENTS:
 - 1. Zoning & Land Use Commissioners’ Comments
 - 2. Chairman 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 March 20, 2025
- E. APPROVE REMITTANCE OF PAYMENT FOR THE APRIL 17, 2025 INVOICES AND THE TREASURER’S REPORT OF MARCH 2025
 - 1. Martin & Pellegriin, CPAs to present 2024 Annual Audit for ratification and acceptance

F. COMMUNICATIONS

G. OLD BUSINESS:

- 1. a) Subdivision: Lots A thru I, A Redivision of Property belonging to Paul Bartell Carter, et al
Approval Requested: Process D, Minor Subdivision
Location: Breakwater Drive & Bayou Sale, Terrebonne Parish, LA
Government Districts: Council District 8 / Little Caillou Fire District
Developer: Paul B. Carter
Surveyor: Keneth L. Rembert Land Surveyors

b) Consider Approval of Said Application
- 2. a) Subdivision: Tract 1, Raw Land Division of the Neil Subdivision into Lot 1, The Neil Subdivision (Eagle II Dry Dock Facility)
Approval Requested: Process D, Minor Subdivision
Location: 10307 East Park Avenue, Terrebonne Parish, LA
Government Districts: Council District 9 / Bourg Fire District
Developer: Sealevel Construction
Surveyor: Duplantis Design Group, PC

b) Public Hearing
c) Consider Approval of Said Application

H. APPLICATIONS / NEW BUSINESS:

- 1. a) Subdivision: Lots P-1 & P-2, A Division of Property belonging to Thomas R. Persac, et ux
Approval Requested: Process D, Minor Subdivision
Location: 6443 Highway 56, Terrebonne Parish, LA
Government Districts: Council District 8 / Little Caillou Fire District
Developer: Thomas R. Persac
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
- 2. a) Subdivision: Survey & Division of Lot 4A, Block 2 of Corporate Acres Subdivision into Lot 4A-1 and 4A-2 belonging to Wan, LLC
Approval Requested: Process D, Minor Subdivision
Location: 268 Corporate Drive, Terrebonne Parish, LA
Government Districts: Council District 2 / Bayou Cane Fire District
Developer: Wan, LLC
Surveyor: David A. Waitz Engineering & Surveying, Inc.

b) Public Hearing
c) Consider Approval of Said Application
- 3. a) Subdivision: Division of Property belonging to Zebec, LLC (Lot 1 & Remaining ±30 acres Raw Land)
Approval Requested: Process D, Minor Subdivision
Location: 6380 Shrimpers Row, Terrebonne Parish, LA
Government Districts: Council District 7 / Grand Caillou Fire District
Developer: Zebec, LLC; Eric Boudreaux
Surveyor: Charles L. McDonald Land Surveyor, Inc.

b) Public Hearing
c) Consider Approval of Said Application
- 4. a) Subdivision: Transfer of existing assets for Bayou L'Ourse Substation on Property belonging to South Louisiana Electric Cooperative Association
Approval Requested: Process D, Minor Subdivision
Location: 6870 Bayou Black Drive, Gibson, Terrebonne Parish, LA
Government Districts: Council District 4 / Gibson Fire District
Developer: SLECA; Matthew Peters, General Manager
Surveyor: Red Stick Power, LLC

b) Public Hearing
c) Consider Approval of Said Application

5. a) Subdivision: Transfer of existing assets for Greenwood Substation on Property belonging to South Louisiana Electric Cooperative Association
Approval Requested: Process D, Minor Subdivision
Location: 5130 North Bayou Black Drive, Gibson, Terrebonne Parish, LA
Government Districts: Council District 2 / Gibson East Fire District
Developer: SLECA; Matthew Peters, General Manager
Surveyor: Red Stick Power, LLC
 - b) Public Hearing
 - c) Consider Approval of Said Application
6. a) Subdivision: Transfer of existing assets for Landry Substation on Property belonging to South Louisiana Electric Cooperative Association
Approval Requested: Process D, Minor Subdivision
Location: 2513 Coteau Road, Terrebonne Parish, LA
Government Districts: Council District 4 / Coteau Fire District
Developer: SLECA; Matthew Peters, General Manager
Surveyor: Red Stick Power, LLC
 - b) Public Hearing
 - c) Consider Approval of Said Application

I. STAFF REPORT

1. Discussion and possible action regarding the ratification of the 2024 HTRPC Annual Report

J. ADMINISTRATIVE APPROVAL(S):

1. Tract 2, A Redivision of Property belonging to Indian Ridge Plantation, L.L.C.; Section 17, T20S-R16E, Terrebonne Parish, LA (3310 Bayou Dularge Road / Councilman Danny Babin, District 7)
2. Survey of the Western Boundary Line of Lot 6, Block 27 Creating Lot Line Shift with Lot 1, Lot 2, Block 27 and Northern Portion of Lot 3, Block 27; Section 7, T17S-R17E, Terrebonne Parish, LA (716 Wood Street / Councilman Kevin Champagne, District 5)
3. Revised Lots 5 & 9, A Redivision of Lots 5 & 9, Block 58 of Lovenstein Addition to the City of Houma belonging to Ladon A. Miller, et al; Section 7, T17S-R17E, Terrebonne Parish, LA (817 High Street / Councilman Charles "Kevin" Champagne, District 5)

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee

L. COMMISSION COMMENTS:

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

M. PUBLIC COMMENTS

N. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
MEETING OF MARCH 20, 2025

- A. The Chairman, Mr. Robbie Liner, called the meeting of March 20, 2025 of the HTRPC to order at 6:23 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation and Pledge of Allegiance led by him.
- 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. Barry Soudelier, Secretary/Treasurer; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Travion Smith. Also present were Mr. Christopher Pulaski, Department of Planning & Zoning; Ms. 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. *There were no conflicts to disclose.*
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Rogers moved, seconded by Mr. McGuire: “THAT the HTRPC accept the minutes as written, for the Regional Planning Commission for the regular meeting of February 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. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Mr. Soudelier moved, seconded by Mr. Rogers: “THAT the HTRPC remit payment for the March 20, 2025 invoices and approve the Treasurer’s Report of February 2025.”
- 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. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. **COMMUNICATION(S):**
1. Mr. Pulaski read an email from Duplantis Design Group, PC, dated March 14, 2025, requesting to table Item H.6 regarding the Eagle II Dry Dock Facility [See *ATTACHMENT A*].
- a) Mr. Soudelier moved, seconded by Mr. Rogers: “That the HTRPC table the application for Process D, Minor Subdivision, for Tract 1, Raw Land Division of the Neil Subdivision into Lot 1, The Neil Subdivision (Eagle II Dry Dock Facility) until the next regular meeting of April 17, 2025 as per the Developer’s request [See *ATTACHMENT A*].”
- 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. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- G. **OLD BUSINESS:**
- Mr. Rogers moved, seconded by Mrs. Poiencot: “THAT Old Business be removed from the table and be considered at this time.”
- 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. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
1. The Chairman called to order the application by Bon Villa Mobile Home Park, LLC requesting final approval for Process B, Mobile Home Park, for Bon Villa Mobile Home Park, Phase 2.
- a) Mr. Gene Milford, Milford & Associates, LLC, was representing the Developer.

- b) Mrs. Joan Schexnayder, TPCG Engineering Division, read a memo dated March 20, 2025 indicating approval of the mobile home park [See *ATTACHMENT B*].
- c) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval as per TPCG Engineering's approval.
- d) Mr. Rogers moved, seconded by Mrs. Poiencot: "THAT the HTRPC grant approval of the application for Process B, Mobile Home Park, for Bon Villa Mobile Home Park."

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. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 2. The Chairman called to order the Public Hearing for an application by Durwin Wunstell requesting approval for Process D, Minor Subdivision, for Tracts T-2-1 thru T-2-4, A Redivision of Tract T-2 belonging to Durwin J. Wunstell, et ux.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property.
- b) There was no one present to speak on the matter.
- c) Mr. Rogers moved, seconded by Mr. Thibodeaux: "THAT the Public Hearing be closed."

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. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided municipal addresses were depicted on the plat.
- e) Mr. Soudelier moved, seconded by Mrs. Poiencot: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts T-2-1 thru T-2-4, A Redivision of Tract T-2 belonging to Durwin J. Wunstell, et ux conditioned municipal addresses be depicted on the plat."

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. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

H. APPLICATIONS / NEW BUSINESS:

- 1. The Chairman called to order the Public Hearing for an application by David Luke requesting approval for Process D, Minor Subdivision, for Tract A & Remaining 0.826 Acre Tract belonging to David Luke.

- a) Mr. David Luke discussed the location and division of property. He stated he wanted to subdivide the lot to keep one and donating one to a friend.
- b) There was no one present to speak on the matter.
- c) Mr. Rogers moved, seconded by Mr. Thibodeaux: "THAT the Public Hearing be closed."

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. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon the submittal of all utility letters and the correct vicinity map be placed on the plat.
- e) Mr. Gold moved, seconded by Mr. Rogers: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tract A & Remaining 0.826 Acre Tract belonging to David Luke conditioned upon the submittal of all utility letters and the correct vicinity map be depicted on the plat."

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

2. The Chairman called to order the Public Hearing for an application by Mat M. Gray, III requesting approval for Process D, Minor Subdivision, for Lots 1 thru 11, A Redivision of Property belonging to Kirchoff Land No. 10, L.L.C., et al.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property.
- b) There was no one present to speak on the matter.
- c) Mr. Rogers moved, seconded by Mrs. Poiencot: "THAT the Public Hearing be closed."

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. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon the submittal of an approval letter from LA Department of Health.
- e) Mr. Thibodeaux moved, seconded by Mr. Soudelier: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Lots 1 thru 11, A Redivision of Property belonging to Kirchoff Land No. 10, L.L.C., et al conditioned upon the submittal of an approval letter from LA Department of Health."
- f) Discussion was held regarding the requested variance which was a LA Department of Health issue and not the Planning Commission.

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. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

3. The Chairman called to order the Public Hearing for an application by Claude & Ruby Pirtle requesting approval for Process D, Minor Subdivision, for Lots 5-A & 5-B, A Redivision of Revised Lot 5 belonging to Claude K. Pirtle, et ux.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He stated they had a sale for the front house.
- b) There was no one present to speak on the matter.
- c) Mr. Rogers moved, seconded by Mrs. Poiencot: "THAT the Public Hearing be closed."

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. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the application with no conditions.
- e) Mr. Rogers moved, seconded by Mrs. Poiencot: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Lots 5-A & 5-B, A Redivision of Revised Lot 5 belonging to Claude K. Pirtle, et ux."

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. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

4. The Chairman called to order the Public Hearing for an application by Louisiana Realty Development, LLC requesting approval for Process A, Re-Subdivision, for Lots 5-A & 5-B, Redivision of Lot 5 of Block 6, Connely Subdivision.
- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He stated the property owner was having a hard time selling the property because there were two homes on one lot. He added that the Board of Adjustment had approved the appropriate setback variances and they were requesting minimum lot size variances and a frontage variance as well.
 - b) There was no one present to speak on the matter.
 - c) Mr. Rogers moved, seconded by Mr. McGuire: “THAT the Public Hearing be closed.”

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. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 - d) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the variance requests and conditional approval of the application provided the title block be changed to depict “Re-Subdivision.”
 - e) Mr. Rogers moved, seconded by Mr. Billiot: “THAT the HTRPC grant approval of the application for Process A, Re-Subdivision, for Lots 5-A & 5-B, Redivision of Lot 5 of Block 6, Connely Subdivision with variances from the minimum lot size requirement (Lot 5-A to be 4,570 sf and Lot 5-B to be 1,894 sf in lieu of the required 6,000 sf and lot frontage to be 10.34' in lieu of the required 25' and conditioned upon the title block be changed to depict ‘Re-Subdivision’.”

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, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner & Mr. Thibodeaux; ABSENT: Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
5. The Chairman called to order the Public Hearing for an application by Pamela Hebert requesting approval for Process D, Minor Subdivision, for Tracts AHJKBA & ABCDEFGA, Property possessed by Pamela Hebert.
- a) Mr. Prosper Toups, Delta Coast Consultants, LLC, discussed the location and division of property.
 - b) There was no one present to speak on the matter.
 - c) Mr. Soudelier moved, seconded by Mr. Rogers: “THAT the Public Hearing be closed.”

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. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 - d) Mr. Pulaski discussed the Staff Report and stated Staff recommended conditional approval provided upon the submittal of all utility letters, municipal addresses being depicted on the plat, method of sewerage disposal be depicted on the plat, and confirm the location of the fire hydrant within 250' and depict it on the plat.
 - e) Mr. Gold moved, seconded by Mr. Rogers: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Tracts AHJKBA & ABCDEFGA, Property possessed by Pamela Hebert conditioned upon the submittal of all utility letters, municipal addresses being depicted on the plat, method of sewerage disposal be depicted on the plat, and confirm the location of the fire hydrant within 250' and depict it on the plat.”

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

6. *TABLED until next regular meeting of April 17, 2025* Tract 1, Raw Land Division of the Neil Subdivision into Lot 1, The Neil Subdivision (Eagle II Dry Dock Facility) [See *ATTACHMENT A*]

I. STAFF REPORT:

1. The 2024 HTRPC Annual Report hadn't yet been completed; therefore, it will be on the next meeting agenda of April 17, 2024.
2. Mr. Pulaski stated that the Planning Commission heavy duty file system is at its capacity and an additional unit is needed at a cost of \$4,687.26.
 - a) Mr. Thibodeaux moved, seconded by Mr. Billiot: "THAT the HTRPC authorize the purchase of a file cabinet for planning commission files in the amount of \$4,687.26."

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. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

J. ADMINISTRATIVE APPROVAL(S):

Mr. Rogers moved, seconded by Mr. Thibodeaux: "THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-5."

1. Lot Line Shift between Tract A (Warren T. Fanguy) and Tract B (Thomas J. Fanguy); Section 33, T18S-R18E, Terrebonne Parish, LA (*4706 Highway 56, Chauvin / Councilwoman Kim Chauvin, District 8*)
2. Property belonging to Michael Porche involving Lot 5, North ½ Lot 6, & South ½ Lot 6 into Revised Lot 5 & Revised Lot 6, Celestine Addendum to Newtown; Section 38, T17S-R17E, Terrebonne Parish, LA (*1225 Lee Avenue / Councilman Brien Pledger, District 1*)
3. Survey & Division of Property belonging to the Stoufflet Irrevocable Trust into Lot 1 and Lot 2; Section 12, T17S-R17E, Terrebonne Parish, LA (*2179 Denley Road & 121 Dickson Road / Councilman Brien Pledger, District 1*)
4. Lot Line Shift between Lot 12-A and Lot 12-B of Add. No. 1 to Paul Gros Subdivision, into Lot 12-A-1 and Lot 12-B-1; Section 72, T16S-R16E, Terrebonne Parish, LA (*418 & 418A Isle of Cuba Road, Schriever / Councilman John Amedée, District 4*)
5. Lot Line Adjustment of Tract B & Property belonging to Jerrold A. Richard, et ux into Tract B-1 & Tract B-2; Section 23, T18S-R17E, Terrebonne Parish, LA (*1321A & 1323 Bayou Dularge 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. Poiencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee:
 - a) Mr. Pulaski stated the committee met on March 13, 2025 to discuss RV Parks and tiny homes. He stated that Waterplant Road residents attended the meeting with concerns of the FEMA group site near them turning into an RV Park. Mr. Pulaski indicated that the Parish President wrote a letter to FEMA on March 10, 2025 requesting that FEMA honor their agreement to return the group sites to pre-storm conditions so that should the property owner wish to open a Mobile Home Park or an RV Park, they'd have to receive approval by the Planning Commission for the mobile home park, but there were no RV Park Regulations at this time. The matter of tiny homes was more of a building code issue.
 - b) The next Subdivision Regulations Review Committee Meeting would be held, Thursday, April 10, 2025.

L. COMMISSION COMMENTS:

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

M. PUBLIC COMMENTS: None.

- N. Mr. Soudelier moved, seconded Mr. Rogers: "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. Soudelier. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Smith. THE CHAIRMAN DECLARED THE MOTION ADOPTED.



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

From: Aaron Baudoin <abaudoin@cparch.com>

Sent: Thursday, March 20, 2025 1:44 PM

To: Christopher Pulaski <cpulaski@tpcg.org>; Becky Becnel <bbecnel@tpcg.org>

Cc: Joe Saffiotti <JSAFFIOTTI@cparch.com>; Victor Smeltz <vsmeltz@cox.net>; Vanessa Levine - Volunteers of America SELA <VLevine@voasela.org>; Jeanette Delery Capocaccia - Volunteers of America SELA <JDCapocaccia@voasela.org>; Elizabeth Hughes - Volunteers of America SELA <EHughes@voasela.org>; Jason Strealy - Volunteers of America SELA <JStrealy@voasela.org>

Subject: Imperial Terrace Multifamily Development Planned Building Group Approval Meeting

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Chris,

Good afternoon, as you know our project for the new Imperial Terrace Multifamily Development is currently on the agenda for tonight's Planning Commission meeting to review our application for Planned Building Group Approval. Following your discussion on the phone with Joe Saffiotti earlier today we are formally requesting this discussion be pushed back to the April 17th meeting to make sure we have addressed all the concerns of the public.

Please let us know if this is acceptable, and if you need anything else from us to ensure we are on the agenda for next month.

Thanks,

AARON BAUDOIN

Architect, AIA / NCARB

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Baton Rouge / Houston / New Orleans



Practicing in Mississippi as Robert M. Coleman, Architect

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TERREBONNE PARISH
CONSOLIDATED GOVERNMENT

P.O. BOX 2768 • HOUMA, LOUISIANA 70361
985-868-5050 • WWW.TPCG.ORG



March 20, 2025
Item G-1

TO: **Christopher M. Pulaski**

FROM: **Joan E. Schexnayder, P.E.** 
Assistant Public Works Director

SUBJECT: **Bon Villa Mobile Home Park Ph 2**
Final Re-inspection

Representatives of the Terrebonne inspected the above referenced subdivision. The Engineer and Developer for this subdivision have met the conditions required by the Planning Commission for Final Approval.

Please feel free to contact me at 873-6720 if you have any questions or comments.

cc: F.E. Milford, III (email)
Utilities (email)
Planning Commission (email)
Engineering Division
Reading File (electronic)
Council Reading File (electronic)

Houma-Terrebonne Regional Planning Commission

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

MARCH 2025

HOUMA TERREBONNE REGIONAL PLANNING COMMISSION

BALANCE BROUGHT FORWARD 53,799.47

EXPENDITURES:

HOUMA-TERR PLANNING COMM. MEMBERS (Per Diems March 2025)	369.36
TPCG (February Postage)	245.76
GANNETT LOUISIANA LOCALI Q (Publications - February)	1,117.35
Deluxe (Checks)	211.04
CHASE BANK (Service Fees)	30.00
TOTAL EXPENDITURES	1,973.51
SUBTOTAL	51,825.96
ACCOUNTS RECEIVABLE	1,764.56
ENDING BALANCE	53,590.52

Chase Bank - Savings Account	48,784.20
Chase One Bank - Checking Account	4,806.32
TOTAL	53,590.52

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

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

ACCOUNTS RECEIVABLE:

Interest on Money Market Account	0.80
Interest on Checking Account	0.06
Coleman Partners Architcts	44.18
David J. Luke	144.28
Keneth L. Rembert Land Surveyors	173.20
Keneth L. Rembert Land Surveyors	144.28
Keneth L. Rembert Land Surveyors	163.56
Delta Coast Consultants, LLC	144.28
Duplantis Design Group, P.C.	324.92
Red Stick Power, LLC	125.00
Delta Coast Consultants, LLC	125.00
David Waitz Engineering & Surveying, Inc.	125.00
Gregory J. Plaisance	125.00
Delta Coast Consultants, LLC	125.00

\$	1,764.56
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	Secretary/Treasurer
Approved by: _____	Title

	Chairman
Approved by: _____	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
4/17/2025		Michael Billiot	Per Diem	46.17
4/17/2025		Terry Gold	Per Diem	46.17
4/17/2025		Robbie R. Liner	Per Diem	46.17
4/17/2025		Clarence McGuire Jr.	Per Diem	46.17
4/17/2025		Angele Poiencot	Per Diem	46.17
4/17/2025		Jan J. Rogers	Per Diem	46.17
4/17/2025		Travion Smith	Per Diem	46.17
4/17/2025		Barry J. Soudelier	Per Diem	46.17
4/17/2025		Wayne Thibodeaux	Per Diem	46.17
4/17/2025		TPCG	Postage	341.35
4/17/2025		Gannett Louisiana LoCali Q	Advertising	703.35
4/17/2025		United State Treasury	1st Qtr State Taxes	183.60
TOTAL OPERATING EXPENDITURES				<u><u>1,643.83</u></u>

Date	Invoice	Vendor	Description	Amount
4/17/2025		H-T Reg. Plan Comm	Transfer	
<u>4/17/2025</u>			<u>Secretary/Treasurer</u>	
Date			Title	
<u>4/17/2025</u>			<u>Chairman</u>	
Date		Approved by:	Title	
<u>4/17/2025</u>		<u>Mark C. LeCompte</u>	<u>Accountant</u>	
Date		Approved by:	Title	

Receipts April 1st through April 30th, 2025

David Waitz Engineering & Surveying, Inc.	25.00
Lonzo Lavine	25.00
Keneth L. Rembert Land Surveyors	153.92
David Waitz Engineering & Surveying, Inc.	324.94
Charles L. McDonald Land Surveyor, Inc.	144.28
Terral J. Martin, Jr.	144.28
Terral J. Martin, Jr.	153.92
Terral J. Martin, Jr.	250.32
Keneth L. Rembert Land Surveyors	125.00
Terral J. Martin, Jr.	125.00
Keneth L. Rembert Land Surveyors	125.00

1,596.66

Chase Bank Money Market Account Balance \$50,380.86
Chase Bank Checking Account Balance \$3,192.43

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: LOTS A THRU I, A REDIVISION OF PROPERTY BELONGING TO PAUL BARTELL CARTER ET AL
2. Developer's Name & Address: PAUL B. CARTER PO BOX 120396 SAN ANTONIO, TX 78212
Owner's Name & Address: PAUL B. CARTER PO BOX 120396 SAN ANTONIO, TX 78212
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: BREAKWATER DR & BAYOU SALE
5. Location by Section, Township, Range: SECTION 84, T20S-R18E
6. Purpose of Development: CREATE TRACTS FOR SALE
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: 2/5/24 SCALE: 1"=40'
12. Council District / Fire Tax Area:
8 Chauvin / Little Caillou
13. Number of Lots: 9
14. Filing Fees: \$185.83

CERTIFICATION:

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

KENETH L. REMBERT

Print Applicant or Agent

11/30/23

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.

PAUL B. CARTER

Print Name of Signature

11/30/23

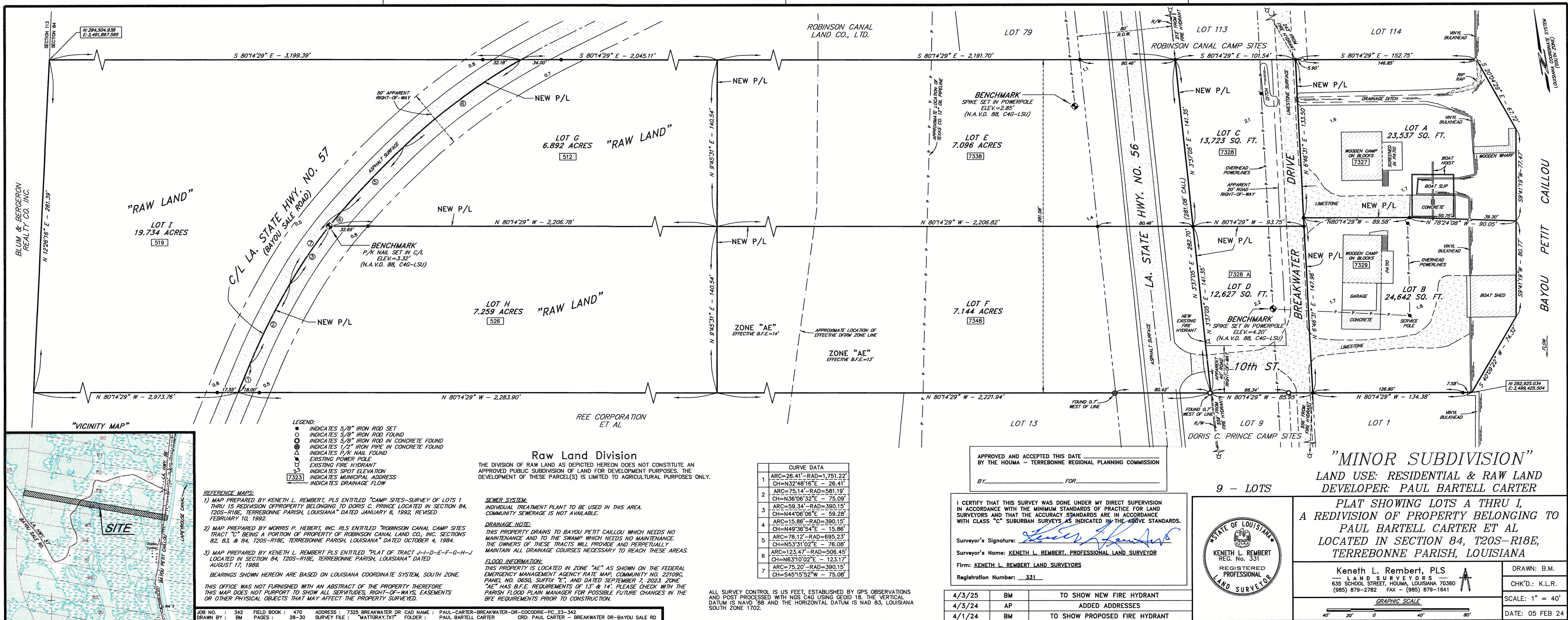
Date

x

Signature

PC24/ 4 - 1 - 11

Revised 11/3/2021



Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361
Phone (985) 873-6793 • Fax (985) 580-8141 • Email: htrpcinfo@trpeg.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: Eagle II Dry Dock Facility
2. Developer's Name & Address: Sealevel Construction (1087 LA-3185 Thibodaux, LA 70301)
Owner's Name & Address: Eagle Dry Dock & Marine Services, LLC (1087 LA-3185 Thibodaux, LA 70301)
All owners must be listed, attach additional sheet if necessary
3. Name of Surveyor, Engineer, or Architect: Matthew P. Rodrigue, PE

SITE INFORMATION:

4. Physical Address: 10307 East Park Avenue Houma, LA 70363
5. Location by Section, Township, Range: Sections 5, 27, 28, 29, 30, 31, 37, & 38; Township 17 South; Range 18 East
6. Purpose of Development: Marine Dock Facility
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: 02/28/2025 1" = 300'
12. Council District / Fire Tax Area: Council District 9 / Fire Tax District 5/Bourg
13. Number of Lots: 1
14. Filing Fees: \$ 324.92

CERTIFICATION:

- I, Richard Roth, certify this application including the attached data to be true and correct.

Richard Roth
Print Applicant or Agent

2-25-2025
Date

[Signature]
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.

Richard Roth
Print Name of Signature

2-25-2025
Date

[Signature]
Signature

PC25/ 3-6-14



NOTE:
MEASURED BEARINGS BASED ON GRID NORTH, LOUISIANA STATE PLANE SOUTH ZONE (1702) NAD83
AS DERIVED FROM THE LSU C&G RTK NETWORK (2021.23)

ELEVATION NOTE:
ELEVATIONS SHOWN ARE NAVD 1988 (GEOID 128) AS DERIVED FROM GPS OBSERVATIONS USING THE LSU
C&G NETWORK (2021.23)

ADJACENT OWNERS:

CS&E PROPERTIES, LLC
207 WILLARD AVENUE
HOUMA, LA 70360

ROBERT J. NEIL
PO BOX 727
BOURG, LA 70343

ANTHONY & JULIE CHAMPAGNE
10317 EAST PARK AVENUE
HOUMA, LA 70363

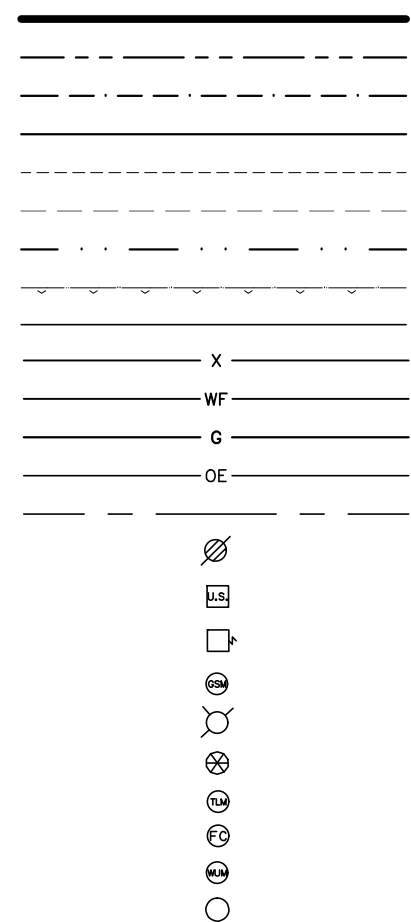
PATRICK & GAIL LEBLANC
10327 EAST PARK AVENUE
HOUMA, LA 70363

THOMAS & CONNIE DOMANGUE
10304 EAST PARK AVENUE
HOUMA, LA 70363

DEXTER FALGOUT
116 GLENN PAUL STREET
CHAUVIN, LA 70344

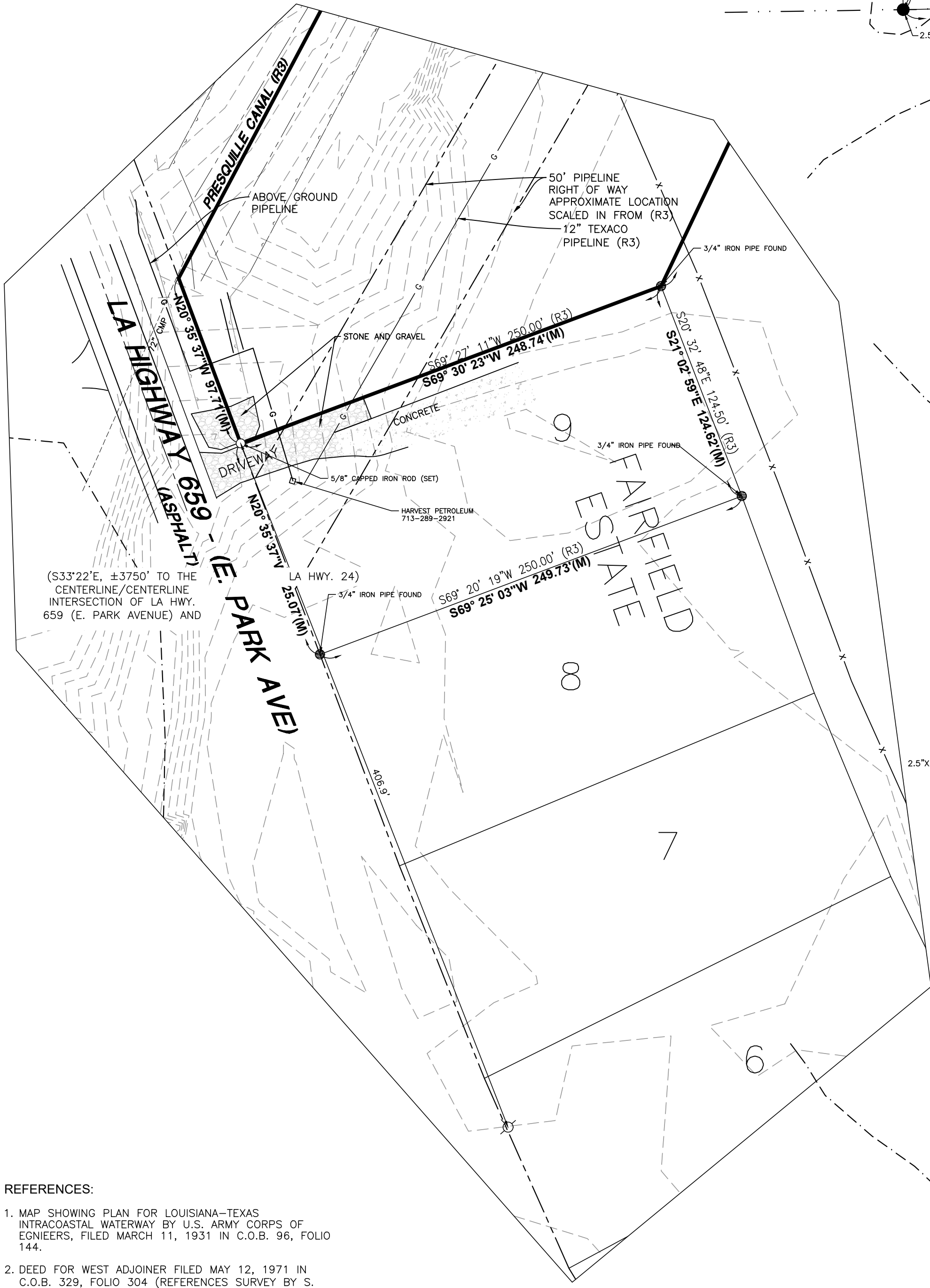
EARL LEBROUF
PO BOX 553
BOURG, LA 70343

LEGEND



PROPERTY LINE
RIGHT OF WAY
FLOOD ZONE LINE
EDGE OF ROAD
UNDERGROUND DRAINAGE
GROUND SURFACE CONTOUR
SECTION LINE
TOP BANK
ADJACENT PROPERTY LINE
WIRE FENCE
WOODEN FENCE
UNDERGROUND GAS LINE
ELECTRIC LINE
CENTERLINE
POWER POLE
MAILBOX
TELEPHONE PEDESTAL
GAS UTILITY MARKER
FIRE HYDRANT
DEADMAN
TELEPHONE UTILITY MARKER
FENCE CORNER POST
WATER UTILITY METER
5/8" CAPPED IRON ROD SET (VF 804)

DETAIL
SCALE 1"=50'



REFERENCES:

1. MAP SHOWING PLAN FOR LOUISIANA-TXAS
INTRACASTAL WATERWAY BY U.S. ARMY CORPS OF
ENGINEERS, FILED MARCH 11, 1931 IN C.O.B. 96, FOLIO
144.
2. DEED FOR WEST ADJOINER FILED MAY 12, 1971 IN
C.O.B. 329, FOLIO 304 (REFERENCES SURVEY BY S.
ALLEN MUNSON, C.E.)
3. PLAT OF FAIRFIELD ESTATE SUBDIVISION BY T. BAKER
SMITH & SON, INC., DATED AUGUST 18, 1998, FILED
MARCH 15, 1999, IN C.O.B. 1640, FOLIO 272.
4. BOUNDARY SURVEY OF PORTIONS OF SECTIONS 5, 27,
28, 30, & 31, TOWNSHIP 17 SOUTH, RANGE 18 EAST,
DATED 03/24/2021 AND REVISED 05/31/2021, BY
DUPLANTIS DESIGN GROUP, PC.

UTILITY LOCATIONS:

UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE UTILITY FEATURES. THE
SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN
COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR
ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND
UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS
NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, EXCEPT FOR ABOVE
GROUND VISIBLE UTILITY FEATURES. NO EXCAVATIONS WERE MADE DURING
THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.

FLOOD ZONE NOTE:

SURVEYOR HAS CONSULTED THE FEMA FLOOD INSURANCE RATE MAP (F.I.R.M.)
FOR THIS LOCATION AND FOUND THAT THE SUBJECT PROPERTY IS PARTIALLY
IN A SPECIAL FLOOD HAZARD AREA
FLOOD ZONE: A, B, & C
BASE FLOOD ELEVATION: NONE INDICATED FOR FLOOD ZONES B AND C, NOT
DETERMINED FOR FLOOD ZONE A.
COMMUNITY PANEL NO. 225206 0255C
MAP REVISED: MAY 1, 1985
(CONTACT TERREBONNE PARISH FOR ADDITIONAL ELEVATION REQUIREMENTS.)

NOTE:

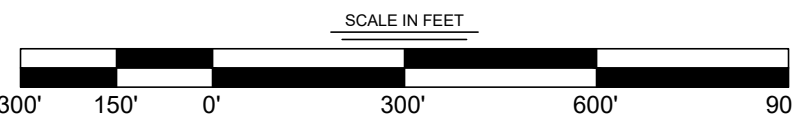
SEWAGE DISPOSAL WILL BE BY PRIVATE TREATMENT
PLANT. PERMIT HAS BEEN APPLIED FOR.

OWNER/DEVELOPER:
EAGLE DRYDOCK & MARINE,
SERVICES, L.L.C.

NOTE:

UPON PRELIMINARY APPROVAL OF THIS PLAT A
PERMANENT BENCHMARK MEETING TERREBONNE PARISH
REQUIREMENTS WILL BE SET IN THE RIGHT OF WAY FOR
LA HWY 659.

PLAN



MINOR SUBDIVISION

OF TRACT 1, RAW LAND DIVISION OF THE NEIL SUBDIVISION
INTO LOT 1, THE NEIL SUBDIVISION

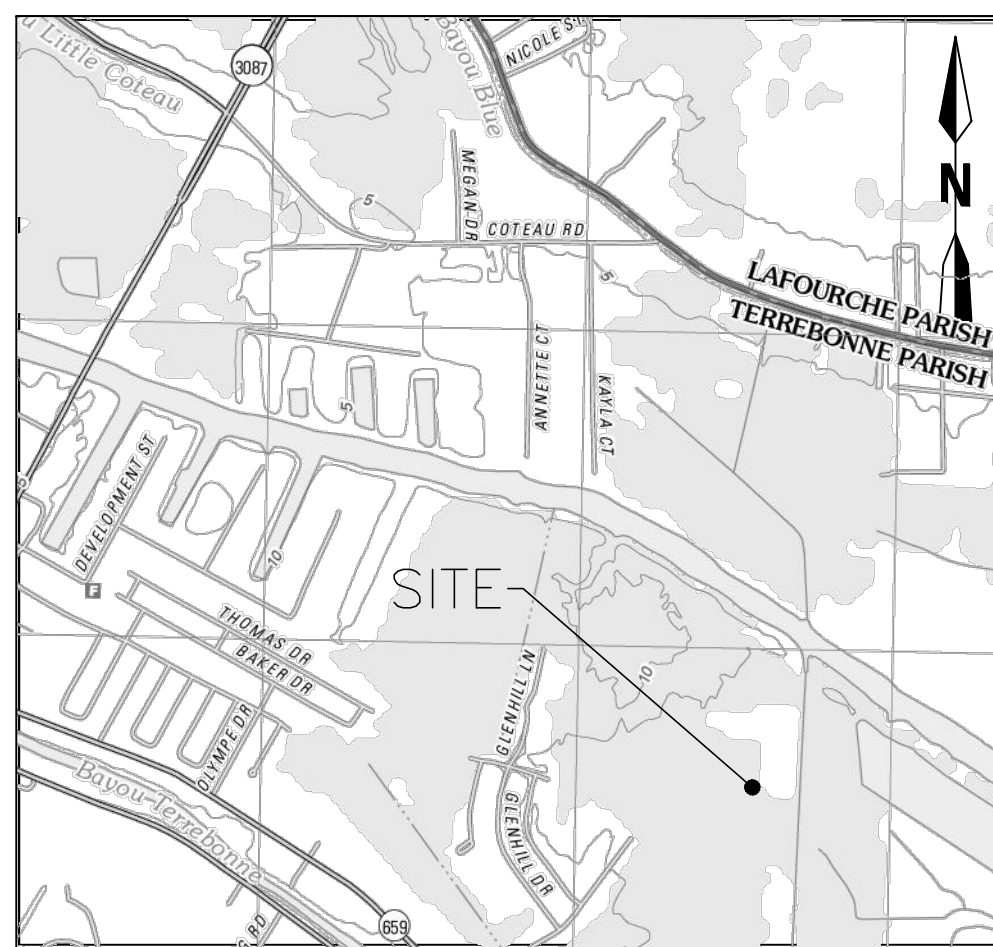
SECTIONS 5, 27, 28, 29, 30, 31, 37 & 38

TOWNSHIP 17 SOUTH, RANGE 18 EAST,

SOUTHEASTERN LAND DISTRICT

WEST OF THE MISSISSIPPI RIVER,

TERREBONNE PARISH, LOUISIANA



VICINITY MAP

NOT TO SCALE

Line Table		
Line #	Length	Direction
L1	360.21	N27°58'38"E
L2	222.88	N27°43'05"E
L3	260.54	N29°31'44"E
L4	284.84	N26°33'52"E
L5	287.40	N29°14'24"E
L6	225.01	N28°08'22"E
L7	35.47	N19°51'51"E
L8	212.61	N32°10'52"E
L9	325.62	N19°44'20"E
L10	265.13	N03°07'46"E
L11	507.65	N01°13'32"E
L12	231.76	N02°26'01"E
L13	393.11	N01°54'10"E

Line Table		
Line #	Length	Direction
L14	182.51	N01°56'27"E
L15	196.06	N01°23'59"E
L16	320.35	N01°30'29"E
L17	209.91	N03°11'39"E
L18	208.14	N01°58'10"E
L19	221.69	N02°14'23"E
L20	201.73	N04°42'38"E
L21	193.53	N03°26'11"E
L22	258.62	N01°05'23"E
L23	271.82	N03°02'51"E
L24	207.94	N02°15'53"E
L25	212.29	N03°24'38"E
L26	211.50	N02°30'23"E
L27	129.22	N02°30'11"E
L28	168.30	N02°09'04"E
L29	296.97	N02°51'24"E

LOT 1
235.04 ACRES

TRACT 1

REMAINDER OF THE
NEIL TRACT

DESCRIPTION OF LOT 1

THAT CERTAIN PIECE OR PARCEL OF LAND SITUATED IN SECTIONS 5, 27, 28, 30 AND 31, TOWNSHIP 17 SOUTH, RANGE 18 EAST, SOUTHEASTERN LAND DISTRICT WEST OF THE MISSISSIPPI RIVER, PARISH OF TERREBONNE, STATE OF LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE REPORTED QUARTER CORNER COMMON TO SAID SECTIONS 27 AND 28, SAID CORNER MARKED BY A 2.5" X 2.5" IRON RAIL FOUND; THENCE N01°12'17"W A DISTANCE OF 1012.04 FEET TO A POINT; THENCE N01°14'24"W A DISTANCE OF 1152.81 FEET TO A POINT; THENCE N01°10'28"W A DISTANCE OF 259.95 FEET TO A POINT ON THE CENTERLINE OF THE RIGHT OF WAY FOR THE GULF INTRACASTAL WATERWAY; THENCE ALONG SAID CENTERLINE AN ARC DISTANCE OF 473.95 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 2864.20 FEET AND A CHORD WITH A BEARING OF S61°24'39"E AND A LENGTH OF 473.40 FEET; THENCE CONTINUING ALONG SAID CENTERLINE, S56°40'14"E A DISTANCE OF 1886.18 FEET FOR A POINT OF BEGINNING BEING N19°35'02"W A DISTANCE OF 516.00 FEET FROM A CAPPED 5/8" IRON ROD SET; THENCE CONTINUING S56°40'14"E ALONG THE CENTERLINE OF SAID RIGHT OF WAY A DISTANCE OF 5095.86 FEET TO A POINT, SAID POINT BEING N32°37'21"E A DISTANCE OF 300.0 FEET OF A CAPPED 5/8" IRON ROD SET; THENCE S32°37'21"W A DISTANCE OF 1951.94 FEET TO A CAPPED 5/8" IRON ROD SET; THENCE N50°08'39"W A DISTANCE OF 1525.22 FEET TO A CAPPED 5/8" IRON ROD SET; THENCE N89°15'33"W A DISTANCE OF 2069.56 FEET TO A CAPPED 5/8" IRON ROD SET; THENCE S02°01'35"W A DISTANCE OF 1745.75 FEET TO A CAPPED 5/8" IRON ROD SET POINT; THENCE S28°06'48"W A DISTANCE OF 744.04 FEET TO A CAPPED 5/8" IRON ROD SET; THENCE S25°21'45"W A DISTANCE OF 1066.21 FEET TO A 3/4" IRON PIPE FOUND AT THE NORTHEAST CORNER OF LOT 9, FAIRFIELD ESTATE, A RECORDED SUBDIVISION; THENCE S69°30'23"W ALONG THE NORTHERLY LINE OF SAID LOT 9 A DISTANCE OF 248.74 FEET TO A CAPPED 5/8" IRON ROD SET ON THE NORTHEASTLY RIGHT OF WAY LINE OF LOUISIANA HIGHWAY 659 (EAST PARK AVENUE); THENCE N22°33'37"W ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 97.71 FEET TO A POINT IN THE CENTERLINE OF A DRAINAGE CANAL IDENTIFIED AS PRESQUILLE CANAL; THENCE ALONG THE CENTERLINE OF SAID CANAL FOR THE FOLLOWING 29 COURSES: N27°58'38"E A DISTANCE OF 360.21 FEET TO A POINT; N27°43'05"E A DISTANCE OF 222.88 FEET TO A POINT; N29°31'44"E A DISTANCE OF 260.54 FEET TO A POINT; N26°33'52"E A DISTANCE OF 284.84 FEET TO A POINT; N29°14'24"E A DISTANCE OF 287.40 FEET TO A POINT; N28°08'22"E A DISTANCE OF 225.01 FEET TO A POINT; N19°51'51"E A DISTANCE OF 35.47 FEET TO A POINT; N32°10'52"E A DISTANCE OF 212.61 FEET TO A POINT; N19°44'20"E A DISTANCE OF 325.62 FEET TO A POINT; N03°07'46"E A DISTANCE OF 265.13 FEET TO A POINT; N01°13'32"E A DISTANCE OF 507.65 FEET TO A POINT; N02°26'01"E A DISTANCE OF 231.76 FEET TO A POINT; N01°54'10"E A DISTANCE OF 393.11 FEET TO A POINT; N01°56'27"E A DISTANCE OF 182.51 FEET TO A POINT; N01°23'59"E A DISTANCE OF 196.06 FEET TO A POINT; N03°26'11"E A DISTANCE OF 320.35 FEET TO A POINT; N03°11'39"E A DISTANCE OF 209.91 FEET TO A POINT; N01°58'10"E A DISTANCE OF 208.14 FEET TO A POINT; N01°10'28"E A DISTANCE OF 221.69 FEET TO A POINT; N04°42'38"E A DISTANCE OF 201.73 FEET TO A POINT; N03°24'38"E A DISTANCE OF 193.53 FEET TO A POINT; N01°05'23"E A DISTANCE OF 208.02 FEET TO A POINT; N03°02'51"E A DISTANCE OF 271.82 FEET TO A POINT; N00°15'53"E A DISTANCE OF 207.94 FEET TO A POINT; N03°24'38"E A DISTANCE OF 212.29 FEET TO A POINT; N02°30'23"E A DISTANCE OF 211.50 FEET TO A POINT; N02°30'11"E A DISTANCE OF 129.22 FEET TO A POINT; N05°09'04"E A DISTANCE OF 168.30 FEET TO A POINT; THENCE N02°51'24"E ALONG SAID CENTERLINE AND ITS PROJECTION A DISTANCE OF 296.97 FEET TO A POINT OF BEGINNING;

THE ABOVE DESCRIBED PARCEL CONTAINS 235.04 ACRES AS SURVEYED BY DUPLANTIS DESIGN GROUP, PC, PROJECT NO. 21-185, DATED 3/24/2021, AND IS SUBJECT TO ANY SERVITUDES OR RESTRICTIONS THAT MAY BE OF RECORD.

NOTE:

THE PROPOSED TRACT 1 SHOWN HEREON IS NOT A LEGAL TRACT OF RECORD. A SUBDIVISION MEETING THE REQUIREMENTS OF THE TERREBONNE PARISH SUBDIVISION REGULATIONS WOULD NEED TO BE APPROVED TO REMOVE THE SUBJECT PROPERTY FROM THE PARENT TRACT.

THE SERVITUDES AND RESTRICTIONS SHOWN HEREON ARE LIMITED TO THOSE SET FORTH
IN THE INFORMATION PROVIDED TO US. THERE IS NO REPRESENTATION MADE BY THIS
SURVEYOR THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN. TITLE WAS
NOT RESEARCHED IN PREPARATION OF THIS SURVEY.

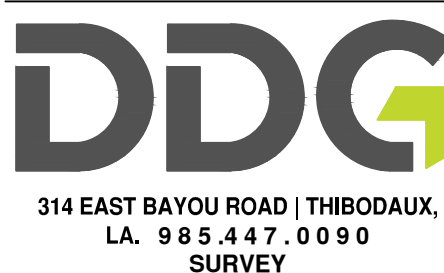
I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR
UNDER MY DIRECT SUPERVISION, AND IT DOES CONFORM TO THE REQUIREMENTS OF LA
R.S. 33.505.1 AND THE CURRENT LOUISIANA STANDARDS OF PRACTICE FOR BOUNDARY
SURVEYS FOR A CLASS "B" SURVEY.

DATE OF PLAT: 02/28/2025

Dennis L. Gowin
Dennis L. Gowin, P.L.S., LA REG. 4846
REGISTERED PROFESSIONAL LAND SURVEYOR
DGOWIN@DDGPC.COM



THE NEIL SUBDIVISION
PRESQUILLE, LOUISIANA
TERREBONNE PARISH
SEALEVEL PROPERTIES, LLC



PROJECT NO. 24-1532
24-1532_S_20250226.DWG
02/24/2025

CHECKED BY D.L.G.
DRAWN BY OAK

SHEET

1-1

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: LOTS P-1 & P-2 A DIVISION OF PROPERTY BELONGING TO THOMAS R. PERSAC ET UX
2. Developer's Name & Address: Thomas R. Persac 7280 Sheffield Ct. Baton Rouge, LA 70706
Owner's Name & Address: Thomas R. & Fay Persac 7280 Sheffield Ct. Baton Rouge, LA 70706
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: 6443 Highway 56
5. Location by Section, Township, Range: Section 30, T19S-R18E
6. Purpose of Development: owner wants to divide property
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: March 19, 2025 1"=40'
12. Council District / Fire Tax Area: _____
13. Number of Lots: 2
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

3/27/25

Date


Signature of Applicant or Agent

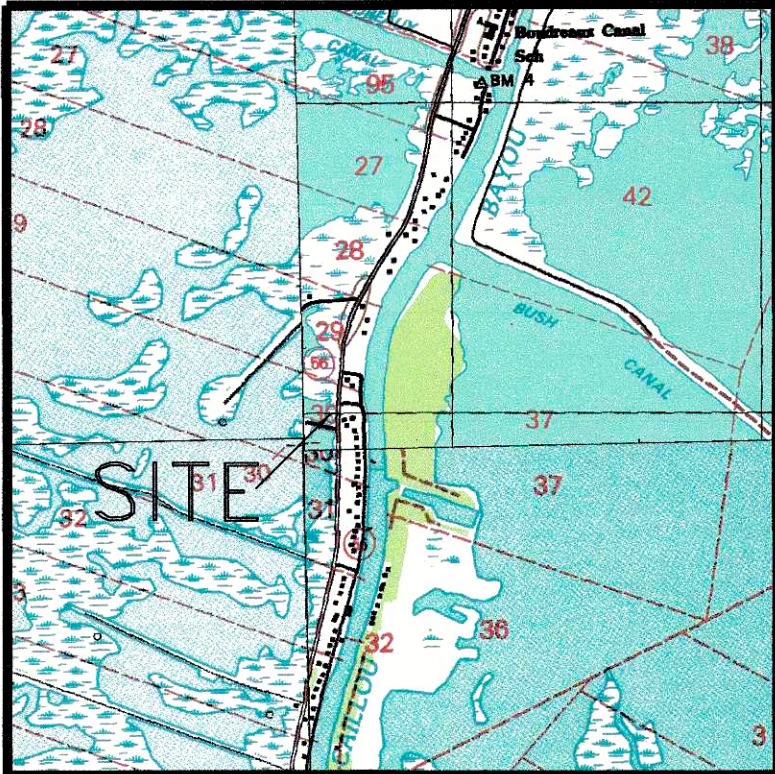
Thomas R. Persac

Print Name of Signature

3/27/25

Date

X Thomas R Persac
Signature



NOT TO SCALE
VICINITY MAP

ZONE "VE"
(14' REQ.)

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. THE WORDS "CERTIFY", "CERTIFIES" OR "CERTIFICATION" AS USED HEREIN 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.

COMMUNITY SEWERAGE NOT AVAILABLE IN THIS AREA. INDIVIDUAL TREATMENT PLANTS TO BE USED.

THIS PROPERTY DRAINS TO LAKE BOUDREAUX, VARIOUS DITCHES AND TO BAYOU PETIT CAILLOU. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THIS AREA.

THESE LOTS ARE LOCATED IN ZONES "AE" & "VE" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 22109C, PANEL NOS. 0650 & 0675, SUFFIX "E", AND DATED SEPTEMBER 7, 2023. (ZONE "AE" HAS A BASE FLOOD REQUIREMENT OF 13' & 14', "VE" HAS A BASE FLOOD REQUIREMENT OF 14').

THIS SURVEY BASED ON MAP PREPARED BY KENETH L. REMBERT, SURVEYOR ENTITLED "SURVEY OF A PORTION OF PROPERTY BELONGING TO LYDIA TRAHAN THIBODEAUX ET ALS LOCATED IN SECTION 30, T19S-R18E, TERREBONNE PARISH, LOUISIANA" AND DATED DECEMBER 6, 2007. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

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 "D" (RURAL) SURVEYS AS INDICATED IN THE ABOVE STANDARDS.

JOB NO. : 81 FIELD BOOK : 475 ADDRESS : 6443 HWY 56 CAD NAME : PERSAC-BATTURE-DIVISION-6443-HWY-56-TPC_25-081
DRAWN BY : AP PAGES : 26 SURVEY FILE : CHAU-R83 FOLDER : THIBODEAUX, WILLIS FAMILY

POULE D'EAU PROPERTIES, L.L.C.

ZONE "AE"
(14' REQ.)

THOMAS R. PERSAC et ux

TRACT P-1
(1.79± ACRES)

TRACT P-2
(1.79± ACRES)

DAVIS J. TRAHAN JR. et al

ZONE "AE"
(13' REQ.)

AF PROPERTIES, LLC

BAYOU PETIT CAILLOU

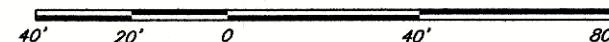
LEGEND:

- INDICATES 5/8" IRON ROD SET
- INDICATES 5/8" IRON ROD FOUND
- ⊙ EXISTING POWER POLE
- ⊙ EXISTING POWER POLE WITH LIGHT
- ⊙ EXISTING FIRE HYDRANT
- 3.3' INDICATES SPOT ELEVATION
- 204 INDICATES MUNICIPAL ADDRESS
- DRAINAGE ARROWS

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

BY _____ FOR _____

GRAPHIC SCALE



"MINOR SUBDIVISION"

LAND USE: RESIDENTIAL
DEVELOPER: THOMAS R. PERSAC

SURVEY OF LOTS P-1 & P-2
A DIVISION OF PROPERTY BELONGING TO
THOMAS R. PERSAC et ux
LOCATED IN SECTION 30, T19S-R18E
TERREBONNE PARISH, LOUISIANA

MARCH 19, 2025

SCALE: 1" = 40'

KENETH L. REMBERT, SURVEYOR
635 SCHOOL ST., HOUMA, LA.

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
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C. ☐ Major Subdivision
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- B. ☐ Mobile Home Park
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☐ 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: SURVEY AND DIVISION OF LOT 4A, BLOCK 2 OF CORPORATE ACRES SUBDIVISION INTO LOT 4A-1 AND 4A-2 BELONGING TO WAN, L.L.C.
2. Developer's Name & Address: WAN, L.L.C., 1050 CANAL BLVD., THIBODAUX, LA 70301
Owner's Name & Address: WAN, L.L.C., 1050 CANAL BLVD., THIBODAUX, LA 70301
All owners must be listed, attach additional sheet if necessary
3. Name of Surveyor, Engineer, or Architect: DAVID A. WAITZ ENGINEERING AND SURVEYING, INC.

SITE INFORMATION:

4. Physical Address: 268 CORPORATE DRIVE, HOUMA, LA 70360
5. Location by Section, Township, Range: SECTION 101, T17S-R17E
6. Purpose of Development: TO DIVIDE INTO 2 LOTS
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:
12. Council District / Fire Tax Area:
2 Harding / Bayou Cane
13. Number of Lots: 2
14. Filing Fees: \$ 324.92

CERTIFICATION:

JAMES D. FALGOUST, II, MEMBER
I, OF WAN, L.L.C., certify this application including the attached date to be true and correct.

James D. Falgoust, II
Print Applicant or Agent
3/31/2025
Date

[Signature]
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.

JAMES D. FALGOUST, II, MEMBER
OF WAN, L.L.C.

Print Name of Signature

3/31/2025
Date

[Signature]
Signature

PC25/ 4 - 2 - 16

Revised 11/3/2021

2. LOT 4A, OF BLOCK 2, OF
CORPORATE ACRES SUBDIVISION
LOCATED IN SECTION 101, T17S-R17E
IN TERREBONNE PARISH, LOUISIANA
DATED: BY: FLYOD E. MILFORD
ENTRY #

NOTE:
BEARINGS AND/OR COORDINATES ARE BASED ON NAD 83,
STATE PLANE 1702 LOUISIANA SOUTH COORDINATES, U.S. FEET,
WHICH ARE BASED ON ONLINE POSITIONING USER SERVICE (O.P.U.S.)
SOLUTION FILE NO. 2025_022 OP1742241565996, HAVING THE
COORDINATES OF NORTHING = 400,601.81; EASTING= 3,465,952.41

LOT 4-B-B, BLOCK 2
MARY B. BOURGEOIS
225 SOUTH HOLLYWOOD RD.
(NOT A PART)

LOT 4, BLOCK 2
TERREBONNE PARISH FARM BUREAU, INC.
282 CORPORATE DR.
(NOT A PART)

LOT 5, BLOCK 2
MARIA IMMACOLATA ROMAN CATHOLIC CHURCH
246 CORPORATE DR.
(NOT A PART)

LOT 4, BLOCK 1
CORPORATE DRIVE PROPERTIES, L.L.C.
283 & 297 CORPORATE DR.
(NOT A PART)

LOT 5, BLOCK 1
B & L SOLUTIONS, L.L.C.
275 CORPORATE DR.
(NOT A PART)

LOT 6, BLOCK 1
LIVE OAK MANAGEMENT, L.L.C.
265 & 267 CORPORATE DR.
(NOT A PART)

LOT 7, BLOCK 1
T & C PROPERTIES OF HOUMA, L.L.C.
255 CORPORATE DR.
(NOT A PART)

LOT 8, BLOCK 1
SEECA PROPERTIES, L.L.C.
249 CORPORATE DR.
(NOT A PART)

FEMA FLOOD ZONE AND HAZARDS
THESE LOTS ARE LOCATED IN ZONE X.
FEMA MAP COMMUNITY PANEL NUMBER 22109C 0235 E. DATED: SEPTEMBER 07, 2023.

CERTIFICATIONS

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, THAT THE SURVEY WAS DONE ON THE GROUND AND WAS DONE IN ACCORDANCE WITH THE MOST RECENT MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AS SET FORTH BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT THE ACCURACY SPECIFICATION AND POSITIONAL TOLERANCES ARE IN ACCORDANCE WITH CLASS "C" SURVEYS INDICATED IN THE ABOVE STANDARDS.

I ALSO CERTIFY THERE ARE NO ENCROACHMENTS ACROSS ANY PROPERTY LINES EXCEPT AS SHOWN

EXCEPT AS SHOWN

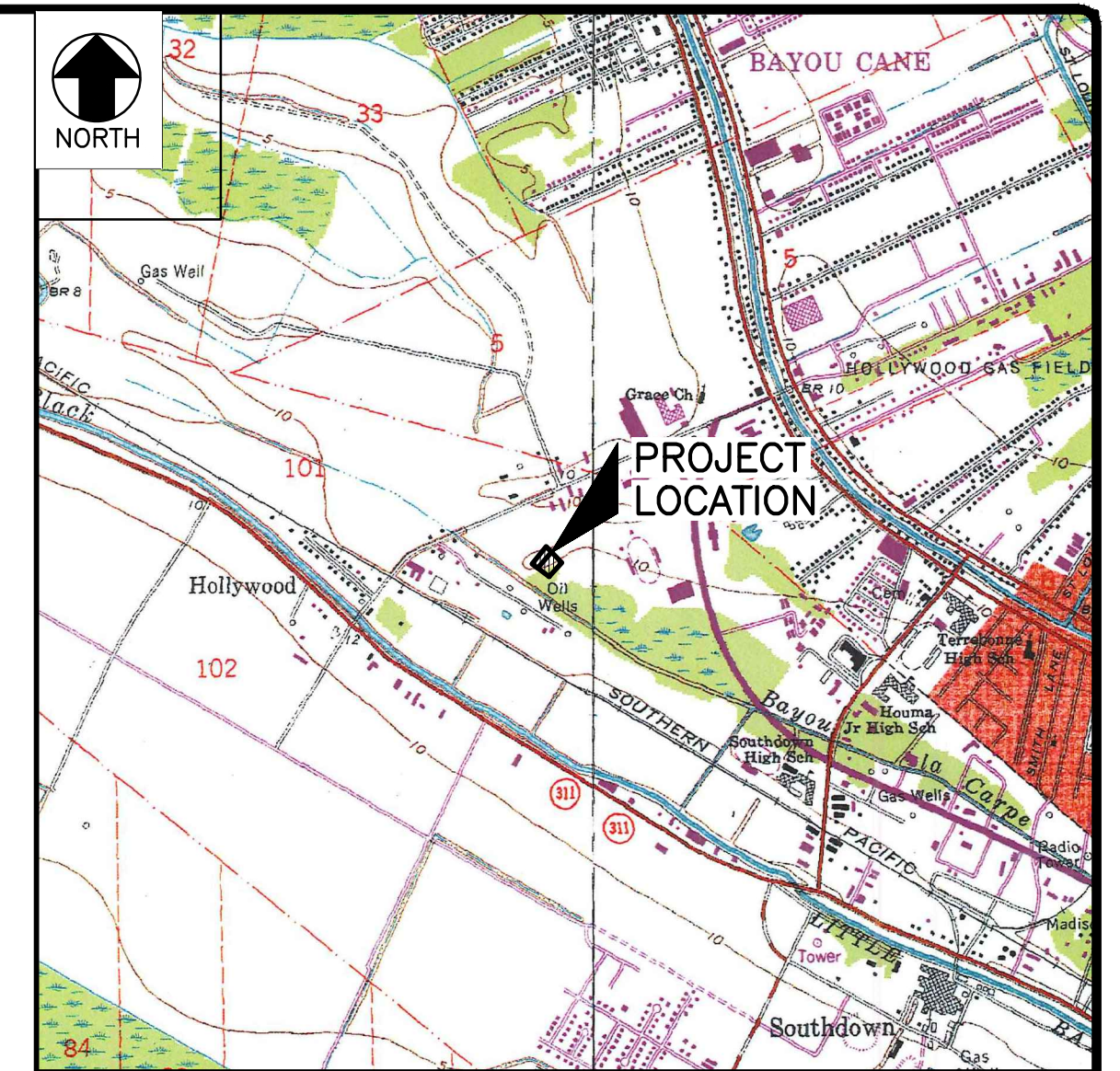
PRELIMINARY COPY:
THIS DOCUMENT IS NOT TO BE
USED FOR CONSTRUCTION, BIDDING,
RECORDATION, CONVEYANCE, SALES,
OR AS THE BASIS FOR THE ISSUANCE
OF A PERMIT.

APPROVED:

APPROVED: James M. Templeton Reg. No. 5129

NOTE:
THIS PLAT DOES NOT PURPORT TO SHOW ALL
EASEMENTS, SERVITUDES AND/OR RIGHTS-OF-WAY
THAT MAY OR MAY NOT EXIST ON THIS PROPERTY.
THIS PLAT DOES NOT PURPORT TO SHOW ALL
UNDERGROUND UTILITIES AND/OR PIPELINES
THAT MAY OR MAY NOT EXIST ON THIS PROPERTY.
THIS PLAT WAS PREPARED WITHOUT THE BENEFIT
OF A COMPLETE ABSTRACT AND TITLE OPINION.

NOTE:
THESE LOTS WILL BE CONNECTED TO
COMMUNITY SEWERAGE.



VICINITY MAP
SCALE 1" = 2000'

LEGEND

FOUND PROPERTY MARKER	
SET 3/4" I.R. (UNLESS NOTED OTHERWISE)	●
EXISTING WATER LINE	—— W ——
EXISTING GAS LINE	—— G ——
EXISTING SEWER LINE	—— S ——
EXISTING OVERHEAD POWER LINE	—— E ——
EXISTING TELEPHONE LINE	—— T ——
EXISTING FENCE	—— X ——
EXISTING POWER POLE W/ LIGHT	⚡
EXISTING POWER POLE	∅
EXISTING ANCHOR	→
EXISTING TELEPHONE PEDESTAL	⌘
EXISTING WATER VALVE	● W V
EXISTING FIRE HYDRANT	⦿
EXISTING WATER METER	○ W M
EXISTING GAS VALVE	● G V
EXISTING GAS METER	□ G M
EXISTING SEWER MANHOLE	Ⓢ
DRAINAGE FLOW	— — — — — →
EXISTING CATCH BASIN WITH SUBSURFACE DRAINAGE	— — — — — [] — — — — —
EXISTING SPOT ELEVATION (IN FEET, NAVD 88, GEOID 18)	+ 6.00

APPROVE AND ACCEPTED THIS DATE _____ BY THE HOUMA
TERREBONNE REGIONAL PLANNING COMMISSION.

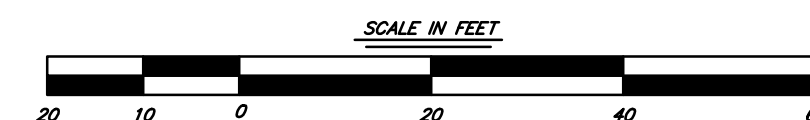
APPROVED BY: _____

FOR: _____

APPROVALS

JAMES D. FALGOUST, II
MANAGER - WAN, L.L.C.

DATE OF SURVEY: FEBRUARY 25, 2025



SURVEY AND DIVISION OF LOT 4A, BLOCK 2
OF CORPORATE ACRES SUBDIVISION INTO
LOT 4A-1 AND 4A-2 BELONGING TO WAN, L.L.C.
LOCATED IN SECTION 101, T17S-R17E
TERREBONNE PARISH, LOUISIANA

DAVID A. WAITZ
ENGINEERING AND SURVEYING, INC.
 Civil Engineers & Professional Land Surveyors
 Thibodaux, Louisiana

DESIGNED: JMT	DETAILED: JED	FIELD BOOK: 418
CHECKED: JMT	CHECKED: JMT	PAGE: 58
DATE: MARCH 20, 2025 FILE: F:\DWGS\2025\25-022\PLAT.dwg JOB NO: 25-022		

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"/> <input type="checkbox"/> Conceptual | <input type="checkbox"/> Engineering |
| <input type="checkbox"/> Preliminary | <input type="checkbox"/> Final |
| <input type="checkbox"/> Engineering | D. <input 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:

- Name of Subdivision: MAP SHOWING THE DIVISION OF PROPERTY BELONGING TO ZEBEC, LLC
- Developer's Name & Address: Eric Boudreaux c/o Zebec, LLC P.O. Box 295 Bourg, LA 70343
Owner's Name & Address: Zebec, LLC P.O. Box 295 Bourg, LA 70343
All owners must be listed, attach additional sheet if necessary
- Name of Surveyor, Engineer, or Architect: Charles L. McDonald, Land Surveyor, Inc.

SITE INFORMATION:

- Physical Address: 6380 Shrimpers Row
- Location by Section, Township, Range: Section 68, T19S-R17E
- Purpose of Development: To create 2 Lots of record
- 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: 1 April 2025 / 1" = 60'
- Council District / Fire Tax Area: _____
- Number of Lots: 2 Lots
- Filing Fees: _____

CERTIFICATION:

I, Alisa Champagne, certify this application including the attached date to be true and correct.

Alisa Champagne

Print Applicant or Agent

1 APRIL 2025

Date



Signature of Applicant or Agent

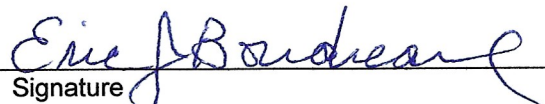
The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application *or* that he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each 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.

Eric J Boudreaux

Print Name of Signature

4-2-25

Date

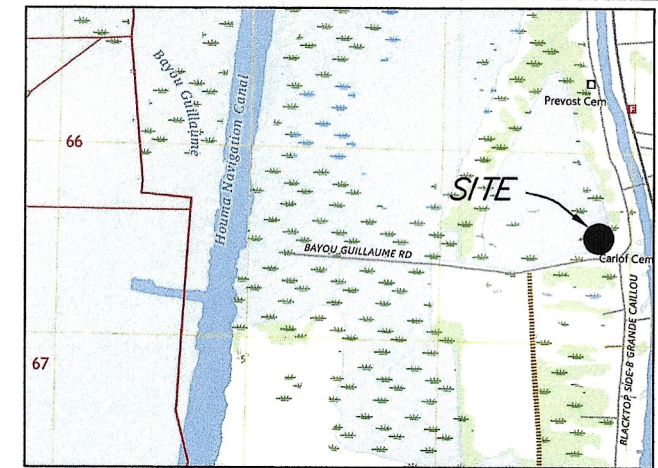


Signature

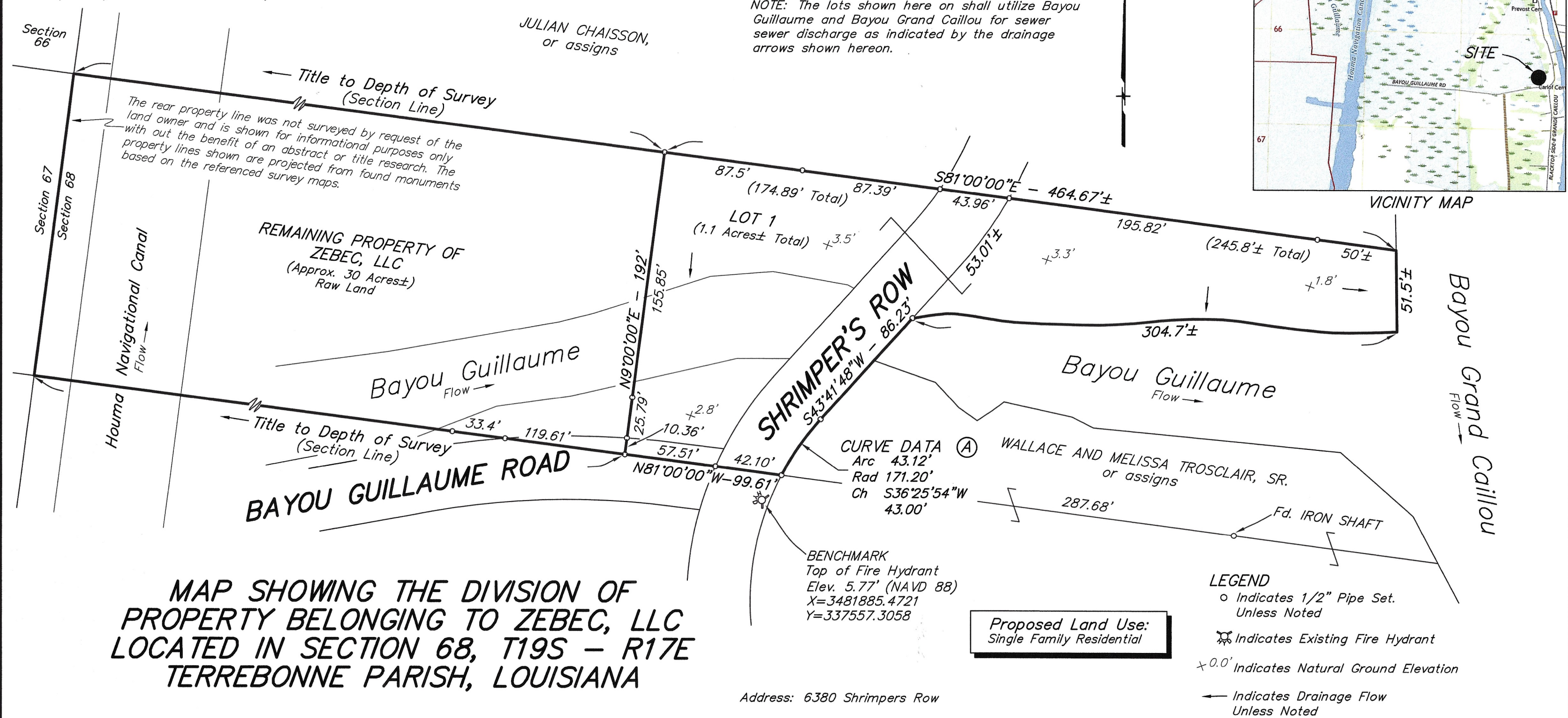
NOTE: BEARINGS INDICATED HEREON ARE DERIVED FROM GPS OBSERVATIONS (DATUM - STATE PLANE COORDINATES NAD83 (SPC83)LOUISIANA SOUTH ZONE)

SEWER NOTE:

NOTE: The lots shown here on shall utilize Bayou Guillaume and Bayou Grand Caillou for sewer sewer discharge as indicated by the drainage arrows shown hereon.



VICINITY MAP



MAP SHOWING THE DIVISION OF PROPERTY BELONGING TO ZEBEC, LLC LOCATED IN SECTION 68, T19S - R17E TERREBONNE PARISH, LOUISIANA

SCALE: 1" = 60'

25 MARCH 2025



CHARLES L. McDONALD
LAND SURVEYOR, INC.
P.O. Box 1390 Gray, LA 70359
Ph: (985)876-4412/Fax: (985)876-4806
Email: clmsurveyor@aol.com

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

APPROVED:

Charles L. McDonald

REG. P.L.S. No. 3402

APPROVED AND ACCEPTED THIS DATE _____
BY THE TERREBONNE PARISH PLANNING COMMISSION

BY _____ FOR _____

REFERENCE MAP

"MAP SHOWING THE REDIVISION OF PROPERTY BELONGING TO WALLACE AND MELISSA TROSCLAIR, SR. AND ZEBEC, L.L.C. LOCATED IN SECTION 68, T19S-R17E, TERREBONNE PARISH, LOUISIANA" prepared by Charles L. McDonald, Surveyor and dated June 3, 2013

GENERAL NOTES

NOTE: This map does not purport to show all improvements, underground utilities, wetlands, pipelines, rights of way, restrictive covenants or servitudes which may affect this property.

NOTE: This property is situated within ZONE AE (EL 13) as shown on the F.E.M.A. Flood Insurance Rate Map dated Sept. 7, 2023. (Map No. 225206 0295 C)

NOTE: All title information shown hereon was provided by the client and no additional title research was done by Charles L. McDonald, Land Surveyor, Inc.

Houma-Terrebonne Regional Planning Commission

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☐ 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:

- Name of Subdivision: SLECA - BAYOU L'OURSE SUB. - TRANSFER EXISING ASSETS 0.376 ACRES
- Developer's Name & Address: SLECA - 2028 COTEAU ROAD, HOUMA, LA 70364
Owner's Name & Address: SLECA-2028 COTEAU ROAD, HOUMA, LA 70364
All owners must be listed, attach additional sheet if necessary
- Name of Surveyor, Engineer, or Architect: TERRAL J. MARTIN, JR., PLS

SITE INFORMATION:

- Physical Address: 6870 BAYOU BLACK DRIVE, GIBSON, LA 70356
- Location by Section, Township, Range: SECTION 22, T16S-R14E
- Purpose of Development: TRANSFER OF ASSETS.
- Land Use:
☐ Single-Family Residential
☐ Multi-Family Residential
☐ Commercial
☒ Industrial
- Sewerage Type:
☐ N/A Community
☐ N/A Individual Treatment
☐ N/A Package Plant
☐ N/A Other
- Drainage:
☐ Curb & Gutter
☒ Roadside Open Ditches
☐ Rear Lot Open Ditches
☐ Other
- Planned Unit Development: Y ☐ N ☒
- Date and Scale of Map: MARCH 27, 2025, SCALE 1" = 100'
- Council District / Fire Tax Area: 4 Amedee / Gibson Fire
- Number of Lots: 2
- Filing Fees: \$144.28

CERTIFICATION:

I, TERRAL J. MARTIN, JR., certify this application including the attached data to be true and correct.

TERRAL J. MARTIN, JR.
Print Applicant or Agent


Signature of Applicant or Agent

Date 4/1/25

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.

MATTHEW PETERS, GENERAL MANAGER
Print Name of Signature


Signature

Date 4/1/25

PC25/ 4 - 4 - 18

Revised 11/3/2021



CERTIFICATION:

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

BY _____ FOR _____

COORDINATE SYSTEM: HORIZONTAL DATUM: NAD 1983 (CORS 11), LA 1702 SOUTH, BEARINGS REFERENCED TO PLAT A.
VERTICAL DATUM: NAVD88 GEOID 18

REFERENCE MAP: A. "SOUTH LOUISIANA ELECTRIC COOPERATIVE ASSOCIATION PROPOSED 1.832 - ACRE SUBSTATION
SITE LOCATED IN SECTION 22, T16S-R14E, TERREBONNE PARISH, LOUISIANA.

FLOOD ZONE: FEMA FLOOD MAP 22109C0050E, EFFECTIVE 9/07/2023 FOR TERREBONNE PARISH. THE SITE IS
LOCATED WITHIN FLOOD ZONE "AE" (+4.0 BASE FLOOD ELEVATION). CONTACT TERREBONNE
PARISH PERMIT OFFICE FOR ADDITIONAL BUILDING REQUIREMENTS.

NOTES:

- THIS SURVEY DOES NOT PURPORT TO SHOW THE LOCATION OF ANY EXISTING SERVITUDES,
EASEMENTS, AND/OR RIGHTS-OF-WAY WHICH MAY AFFECT SAID PROPERTY EXCEPT AS
OTHERWISE SHOWN HEREON.
- THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY THE CLIENT AND WAS
PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.

LEGEND:

- - SET 3/4" IRON PIPE
- - POINT FALLS IN WATER
- ✕ - CHAINLINK FENCE
- ⊗ - FENCE POST



**SURVEY SHOWING THE TRANSFER OF EXISTING ASSETS
FOR BAYOU L'OURSE SUBSTATION
ON PROPERTY BELONGING TO
SOUTH LOUISIANA
ELECTRIC COOPERATIVE ASSOCIATION**

6870 BAYOU BLACK DR. GIBSON, LA

LOCATED IN THE

SOUTHEASTERN LAND DISTRICT WEST OF THE MISSISSIPPI
TERREBONNE PARISH, LA, SECTION 22, T16S-R14E



FILENAME: 2025-015-022-16-14-130-BLOURSE-EXIST

I CERTIFY THAT THIS SURVEY IS IN ACCORDANCE WITH
"CLASS C" SURVEY CLASSIFICATION REQUIREMENTS OF
THE LOUISIANA STANDARDS OF PRACTICE FOR
PROPERTY BOUNDARY SURVEYS. THE PLAT AND FIELD
SURVEY WERE PREPARED AND PERFORMED UNDER MY
SUPERVISION. THEREFORE, THE MEASUREMENTS AND
OTHER DATA INDICATED ARE CORRECT TO THE BEST OF
MY KNOWLEDGE.



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: SLECA - GREENWOOD SUB. - TRANSFER EXISING ASSETS 0.145 ACRES
2. Developer's Name & Address: SLECA - 2028 COTEAU ROAD, HOUMA, LA 70364
Owner's Name & Address: SLECA-2028 COTEAU ROAD, HOUMA, LA 70364
All owners must be listed, attach additional sheet if necessary
3. Name of Surveyor, Engineer, or Architect: TERRAL J. MARTIN, JR., PLS

SITE INFORMATION:

4. Physical Address: 5130 NORTH BAYOU BLACK DR., GIBSON, LA 70356
5. Location by Section, Township, Range: SECTION 21, T17S-R15E
6. Purpose of Development: TRANSFER OF ASSETS.
7. Land Use:
☐ Single-Family Residential
☐ Multi-Family Residential
☐ Commercial
☒ Industrial
8. Sewerage Type:
☐ N/A Community
☐ N/A Individual Treatment
☐ N/A Package Plant
☐ N/A 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: MARCH 27, 2025, SCALE 1" = 100'
12. Council District / Fire Tax Area: 2 Harding / Gibson East Fire
13. Number of Lots: 2
14. Filing Fees: \$153.92

CERTIFICATION:

I, TERRAL J. MARTIN, JR., certify this application including the attached date to be true and correct.

TERRAL J. MARTIN, JR.
Print Applicant or Agent

TERRAL J. MARTIN, JR.
Signature of Applicant or Agent

4/1/25
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.

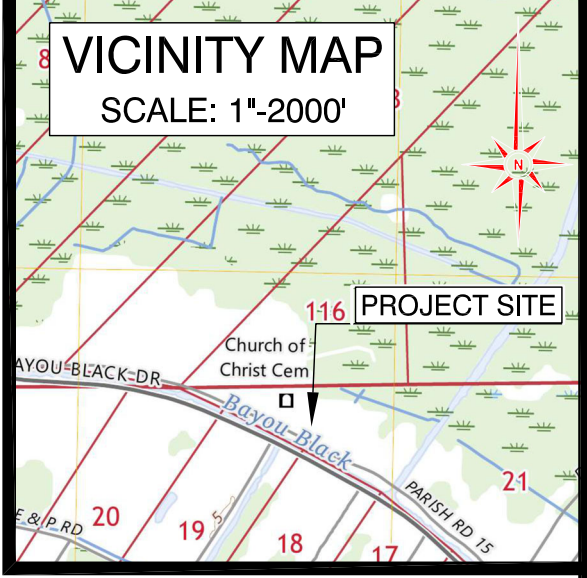
MATTHEW PETERS, GENERAL MANAGER
Print Name of Signature

MATTHEW PETERS
Signature

4/1/25
Date

PC25/ 4 - 5 - 19

Revised 11/3/2021



- LEGEND:**
- ⊙ - FOUND 3/4" IRON PIPE
 - △ - FOUND 5/8" IRON ROD
 - ⊗ - FOUND 1" IRON PIPE
 - - SET 3/4" IRON PIPE
 - - CORNER NOT FOUND FALLS IN DITCH
 - x— - CHAINLINK FENCE

TRACT B-TR.47

CERTIFICATION:

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

BY _____

FOR _____

I CERTIFY THAT THIS SURVEY IS IN ACCORDANCE WITH "CLASS C" SURVEY CLASSIFICATION REQUIREMENTS OF THE LOUISIANA STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS. THE PLAT AND FIELD SURVEY WERE PREPARED AND PERFORMED UNDER MY SUPERVISION. THEREFORE, THE MEASUREMENTS AND OTHER DATA INDICATED ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

COORDINATE SYSTEM: HORIZONTAL DATUM: NAD 1983 (CORS 11), LA 1702 SOUTH, BEARINGS REFERENCED TO PLAT A.
VERTICAL DATUM: NAVD88 GEOID 18

REFERENCE MAP: A. "SURVEY MAP SHOWING PROPERTY LINE BETWEEN SLECA AND CAJUN ELECTRIC POWER CORP AT GREENWOOD METERING SITE - SITUATED IN SECTION 21, T17S-R15E, TERREBONNE PARISH, LOUISIANA. PREPARED BY CARL HECK ENGINEERS, INC. AND DATED OCT. 4, 1979.

FLOOD ZONE: FEMA FLOOD MAP 22109C0075E EFFECTIVE 9/07/2023 FOR TERREBONNE PARISH. THE SITE IS LOCATED WITHIN FLOOD ZONE "AE" (+8.0 BASE FLOOD ELEVATION). CONTACT TERREBONNE PARISH PERMIT OFFICE FOR ADDITIONAL BUILDING REQUIREMENTS.

- NOTES:**
- THIS SURVEY DOES NOT PURPORT TO SHOW THE LOCATION OF ANY EXISTING SERVITUDES, EASEMENTS, AND/OR RIGHTS-OF-WAY WHICH MAY AFFECT SAID PROPERTY EXCEPT AS OTHERWISE SHOWN HEREON.
 - THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY THE CLIENT AND WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.



DATE: MARCH 27, 2025

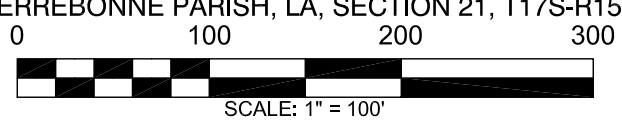
**SURVEY SHOWING THE TRANSFER OF EXISTING ASSETS
FOR GREENWOOD SUBSTATION
ON PROPERTY BELONGING TO
SOUTH LOUISIANA**

ELECTRIC COOPERATIVE ASSOCIATION
(5130 N. BAYOU BLACK DR., GIBSON, LA)

LOCATED IN THE
SOUTHEASTERN LAND DISTRICT WEST OF THE MISSISSIPPI
TERREBONNE PARISH, LA, SECTION 21, T17S-R15E



FILENAME: 2025-006-042-16-13-130-GREENWOOD



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
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☐ 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: SLECA - LANDRY SUB. - TRANSFER EXISING ASSETS 2.536 ACRES
2. Developer's Name & Address: SLECA - 2028 COTEAU ROAD, HOUMA, LA 70364
Owner's Name & Address: SLECA-2028 COTEAU ROAD, HOUMA, LA 70364
All owners must be listed, attach additional sheet if necessary
3. Name of Surveyor, Engineer, or Architect: TERRAL J. MARTIN, JR., PLS

SITE INFORMATION:

4. Physical Address: 2513 COTEAU ROAD, HOUMA, LA 70364
5. Location by Section, Township, Range: SECTION 85, T16S-R17E
6. Purpose of Development: TRANSFER OF EXISTING ASSETS.
7. Land Use:
☐ Single-Family Residential
☐ Multi-Family Residential
☐ Commercial
☒ Industrial
8. Sewerage Type:
☐ N/A Community
☐ N/A Individual Treatment
☐ N/A Package Plant
☐ N/A 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: MARCH 27, 2025, SCALE 1" = 100'
12. Council District / Fire Tax Area: 2 4 Amedee / Coteau Fire
13. Number of Lots: 2
14. Filing Fees: \$250.32

CERTIFICATION:

I, TERRAL J. MARTIN, JR., certify this application including the attached date to be true and correct.

TERRAL J. MARTIN, JR.
Print Applicant or Agent

Terral J. Martin, Jr.
Signature of Applicant or Agent

4/1/25
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.

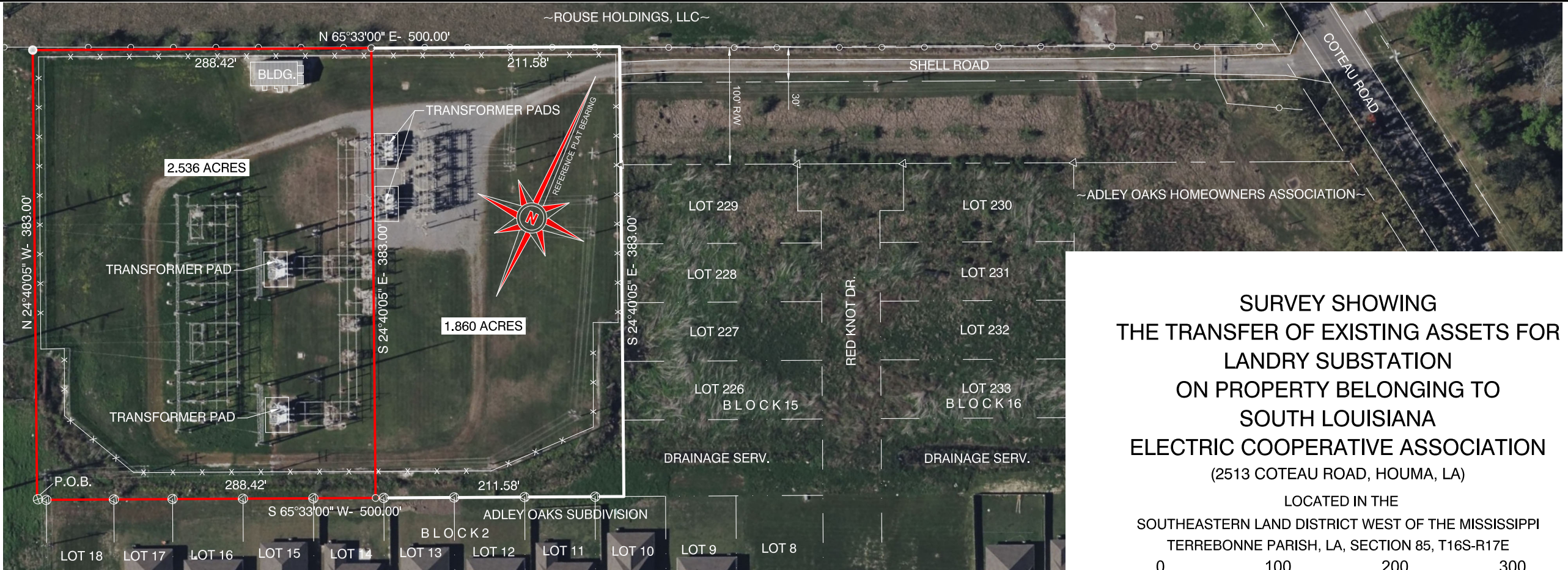
MATTHEW PETERS, GENERAL MANAGER
Print Name of Signature

Matthew Peters
Signature

4/1/25
Date

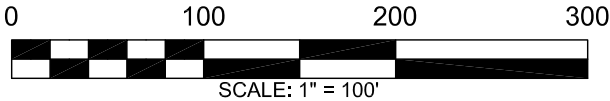
PC25/ 4 - 6 - 20

Revised 11/3/2021



**SURVEY SHOWING
THE TRANSFER OF EXISTING ASSETS FOR
LANDRY SUBSTATION
ON PROPERTY BELONGING TO
SOUTH LOUISIANA
ELECTRIC COOPERATIVE ASSOCIATION
(2513 COTEAU ROAD, HOUMA, LA)**

LOCATED IN THE
SOUTHEASTERN LAND DISTRICT WEST OF THE MISSISSIPPI
TERREBONNE PARISH, LA, SECTION 85, T16S-R17E



LEGEND:

- ⊙ - FOUND 3/4" IRON RODS
- △ - FOUND 1/2" IRON ROD
- ⊗ - FOUND 12" WOODEN PILE
- - SET 3/4" IRON ROD
- x— - CHAINLINK FENCE
- o— - BARBED WIRE FENCE

CERTIFICATION:

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

BY _____ FOR _____

COORDINATE SYSTEM: HORIZONTAL DATUM: NAD 1983 (CORS 11), LA 1702 SOUTH, BEARINGS REFERENCED TO PLAT A.
VERTICAL DATUM: NAVD88 GEOID 18

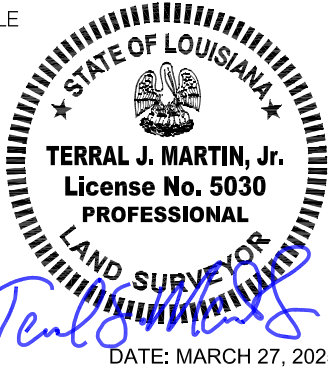
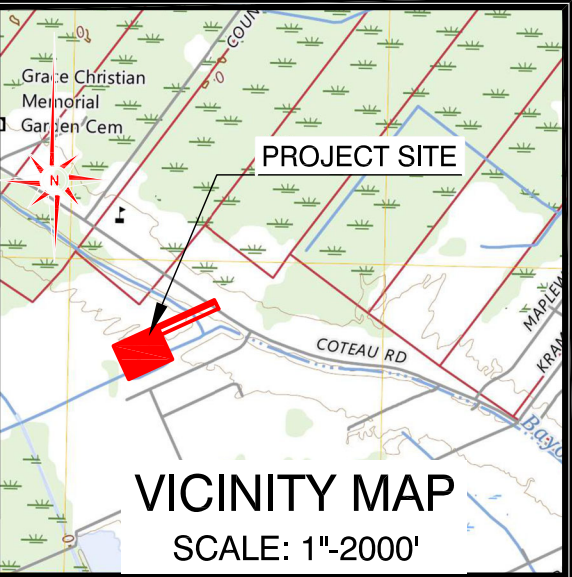
REFERENCE MAP: A. "SOUTH LOUISIANA ELECTRIC COOPERATIVE ASSOCIATION SURVEY MAP SHOWING PROPOSED SUBSTATION SITE ON PROPERTY OF ADLEY LANDRY SR. LOCATED IN SECTION 85, T16S-R17E, TERREBONNE PARISH, LOUISIANA. PREPARED BY T. BAKER SMITH & SON, INC. DATED 12/3/1981, ENTRY #673090/673091

FLOOD ZONE: FEMA FLOOD MAP 22109C0115E EFFECTIVE 9/07/2023 FOR TERREBONNE PARISH. THE SITE IS LOCATED WITHIN FLOOD ZONES "X", AND "AE" (+5.0 BASE FLOOD ELEVATION). CONTACT TERREBONNE PARISH PERMIT OFFICE FOR ADDITIONAL BUILDING REQUIREMENTS.

NOTES:

- THIS SURVEY DOES NOT PURPORT TO SHOW THE LOCATION OF ANY EXISTING SERVITUDES, EASEMENTS, AND/OR RIGHTS-OF-WAY WHICH MAY AFFECT SAID PROPERTY EXCEPT AS OTHERWISE SHOWN HEREON.
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FILENAME: 2025-007-085-16-17-130-LANDRY



DATE: MARCH 27, 2025

I CERTIFY THAT THIS SURVEY IS IN ACCORDANCE WITH "CLASS C" SURVEY CLASSIFICATION REQUIREMENTS OF THE LOUISIANA STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS, THE PLAT AND FIELD SURVEY WERE PREPARED AND PERFORMED UNDER MY SUPERVISION. THEREFORE, THE MEASUREMENTS AND OTHER DATA INDICATED ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

