



LEGEND	
BOUNDARY	---
SECTION LINE	---
ROW	---
LOTS	---
FENCE	---
OVERHEAD POWER	---
WATER	---
GAS	---
UDG TELEPHONE	---
UNDERGROUND	UDG
GAS METER	GM
WATER METER	WM
WATER VALVE	WV
POWER POLE	PP
FOUND IRON ROD	FIR
FOUND PIPE	FIP
SET IR	SIR
RIGHT OF WAY	ROW
ACRE	AC

LEGAL DESCRIPTION TEALWOOD PROPERTIES LLC.

A tract of land in Sec 35 & 36 T17N R16W, Bossier Parish, LA, Northwest Louisiana land district being more particularly described as:

Beginning at a 1/2" pipe the sw corner of the property proceed along the Greenwood Springridge Rd ROW N16°14'33"W a distance of 3200.18' to a 1/2" pipe;

Continue along the Greenwood Springridge Rd ROW along a curve to the right bearing N13°42'51"W having a chord length of 379.25, a radius of 4299.0, and a length of 379.37';

Thence proceed S88°54'30"E a distance of 1344.07' to a 1/2" pipe;

Thence proceed S88°27'45"E a distance of 1710.47' to a 1/2" iron rod;

Thence proceed S88°33'21"E a distance of 966.14' to a 1/2" iron rod;

Thence proceed N0°49'57"E a distance of 14.05';

Thence proceed S88°48'14"E a distance of 2543.09' to a 1/2" pipe on the Kimberly Rd ROW;

Thence proceed along the Kimberly Rd ROW S0°42'36"W a distance of 3406.35' to a 1/2" pipe;

Thence proceed N88°57'52"W a distance of 5226.57' to a concrete monument;

Thence proceed N88°57'28"W a distance of 309.37' to a 1/2" pipe on the Greenwood Springridge Rd ROW the Point of Beginning of the property herein described containing 20666068.4sq. ft. or 474.43 acres more or less.

CERTIFICATION

This map is certified to comply with the requirements of Louisiana "Standards of Practice for Boundary Surveys" for a Class C Survey.

Kurt M. Nixon
KURT M. NIXON (P.L.S. 5072)

- NOTES**
- SUBSURFACE UTILITIES** - The underground utilities shown have been located from the field survey information. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the survey area. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated.
 - SUBSURFACE WARNING** - Louisiana one call must be notified at 1-800-272-3020 or 811 prior to any construction or underground utility location.
 - FIELD WORK** - field work was performed 07/26/2024 - 08/02/2024
 - CITY** - subject survey is located within the Caddo Parish Louisiana.
 - INTERSECTION** - the nearest intersection (Greenwood Springridge Rd.) & (Greenwood Bapt Church Rd).
 - VERTICAL DATUM** - based on GPS observations using gulfnet GPS network (NAVD 1988).
 - HORIZONTAL DATUM** - the basis of bearing used in this survey is grid established from the Louisiana state plane coordinate system, north zone,NAD based on GPS observations.

TEALWOOD PROPERTIES

RANDY JAMES

CADDO PARISH, LOUISIANA

STATE OF LOUISIANA

KURT M. NIXON

License No. 5072

LAND SURVEYOR

08/01/2014

BOUNDARY

SURVEY

NIXON

ENGINEERING SOLUTIONS

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NO.	DATE	REVISION

Drawn By: KBN	Project Number: 0136.24.01
Scale: 1"=300'	Date: 08/07/2024
Sheet:	

1.0