



Notice of:

BOARD OF ALDERMEN SPECIAL MEETING

Tuesday, June 28, 2022 at 5:30 PM

Council Chambers, City Hall, 2305 North 7th Street, West Monroe

AGENDA

Public Comments: Any person present who wishes to comment on any matter prior to the vote on that matter should stand prior to the vote and request an opportunity to comment. Comments are limited to three (3) minutes per speaker, and the number of speakers may be limited on a subject.

NOTICE/MINUTES

Call to order/Verification of Attendance

Call meeting to order, verify receipt of proper Notices of Service on or Waivers of Service by the Mayor and a majority of the Board, and the presence of a quorum.

Motion to Approve Minutes

- [1\)](#) Motion to approve the minutes of the June 14, 2022 Council Meeting.

Recognitions/Presentations

Mayor's Review

Community Announcements

ADMINISTRATION/FINANCE

BUILDING AND DEVELOPMENT

- [2\)](#) Ordinance to rezone Highland Park Commercial Subdivision, bounded by Highland Park Drive (unimproved), North 7th Street, Otis Street and Arkansas Road, from an O-L (Open Land) District to a B-1 (Transitional Business) District. Applicant: City of West Monroe. Received a **favorable** review from the Planning Commission.
- [3\)](#) Ordinance to rezone property located at 2411 Trenton Street (Parcel #R137496), from an O-L (Open Land) District to a R-1 (Single Family Residential) District. Applicant: Trenton Bend, LLC. Received a **favorable** review from the Planning Commission.

CODE ENFORCEMENT

LEGAL

PUBLIC WORKS

COMMUNITY SERVICES

PARKS AND RECREATION

POLICE/FIRE

WMFD

WMPD

ENGINEERING/CONSTRUCTION PROJECTS

PUBLIC COMMENTS/OTHER BUSINESS

ADJOURN

If you need special assistance, please contact Scott Olvey at 318-396-2600, and describe the assistance that is necessary.



BOARD OF ALDERMEN REGULAR MEETING

Tuesday, June 14, 2022 at 6:30 PM

Council Chambers, City Hall, 2305 North 7th Street, West Monroe

MINUTES

NOTICE/MINUTES

Call to order/Verification of Attendance

PRESENT

Mayor Staci Mitchell
Morgan Buxton
Thom Hamilton
Trevor Land
Ben Westerburg

The invocation was offered by The Pentecostals of the Twin Cities Executive Pastor Jason Wilks. The pledge was led by Our Lady of Fatima first grader Gavriel Gray.

Motion to Approve Minutes

Motion to approve the minutes of the May 24, 2022 Special Council Meeting.

Motion made by Westerburg, Seconded by Buxton.
Voting Yea: Buxton, Hamilton, Land, Westerburg

ADMINISTRATION/FINANCE

Public Hearing on the proposed expansion to the boundaries of the West Monroe Economic Development District, State of Louisiana.

Ordinance 5073: Ordinance to authorize the expansion of the boundaries of the West Monroe Economic Development District, State of Louisiana; extending the levy of a sales tax and a hotel occupancy tax within the expended area of the District; and providing for other matters in connection therewith.

Motion made by Westerburg, Seconded by Hamilton.
Voting Yea: Buxton, Hamilton, Land, Westerburg

Ordinance 5056: Ordinance to adopt a General Fund and Special Revenue Fund Budgets for the City of West Monroe for the fiscal year of July 1, 2022 to June 30, 2023. **Introduced at May 10, 2022 Council Meeting.**

Motion made by Hamilton, Seconded by Westerburg.
Voting Yea: Buxton, Hamilton, Land, Westerburg

Ordinance 5057: Ordinance to adopt a Utility Enterprise Fund Budget for the City of West Monroe Utility Fund for the fiscal year of July 1, 2022 to June 30, 2023. **Introduced at May 10, 2022 Council Meeting.**

Motion made by Buxton, Seconded by Westerburg.
Voting Yea: Buxton, Hamilton, Land, Westerburg

Ordinance 5061: Ordinance to authorize the sale of certain immovable property to Marion State Bank, and to now execute an Agreement for Purchase and Sale pending the future date of closing (Lot 2 of Highland Park Commercial Subdivision, \$497,000.00). **Introduced at May 10, 2022 Council Meeting.**

Motion made by Brian, Seconded by Hamilton.
Voting Yea: Buxton, Hamilton, Land, Westerburg

Resolution 794: Resolution to appoint an Official Journal for the fiscal year of July 1, 2022 to June 30, 2023.

Motion made by Buxton, Seconded by Hamilton.
Voting Yea: Buxton, Hamilton, Land, Westerborg

Ordinance 5074: Ordinance to amend Kiroli Foundation Fund Budget, Ouachita Outreach Fund Budget, Emergency Food and Shelter Fund Budget, Economic Development District Fund Budget, 1986 Sales Tax Capital Fund Budget, West Monroe OMV Fund Budget and the Officer Witness Court Fee Fund Budget, all for the fiscal year ending June 30, 2022.

Motion made by Buxton, Seconded by Westerborg.
Voting Yea: Buxton, Hamilton, Land, Westerborg

Ordinance 5075: Ordinance to adopt adjusted millage rates and levy the ad valorem taxes authorized for the year of 2022 for the City of West Monroe.

Motion made by Westerborg, Seconded by Land.
Voting Yea: Buxton, Hamilton, Land, Westerborg

Ordinance 5076: Ordinance to authorize imposition of Maximum Assembly Occupant Load Restrictions for the West Monroe Sports and Events Complex.

Motion made by Hamilton, Seconded by Westerborg.
Voting Yea: Buxton, Hamilton, Land, Westerborg

PUBLIC WORKS

Ordinance 5077: Ordinance to authorize City to enter into a Maintenance Agreement with the Louisiana Department of Transportation and Development, Office of Engineering - mowing and litter pickup (Max. reimbursement \$29,055.00).

Motion made by Hamilton, Seconded by Westerborg.
Voting Yea: Buxton, Hamilton, Land, Westerborg

Ordinance 5078: Ordinance to authorize City to enter into a Maintenance Agreement with the Louisiana Department of Transportation and Development - traffic signal maintenance (28 signal lights at \$800.00 per signal/per year).

Motion made by Buxton, Seconded by Westerborg.
Voting Yea: Buxton, Hamilton, Land, Westerborg

Ordinance 5079: Ordinance to declare certain movable property as surplus, and to be sold by public internet auction (20 tons of scrap metal located at Public Works and 3 tons of scrap metal located at Ike Expo Center).

Motion made by Buxton, Seconded by Hamilton.
Voting Yea: Buxton, Hamilton, Land, Westerborg

ENGINEERING/CONSTRUCTION PROJECTS

Hardening Utilities for Resiliency and Economic Development in the Cottonport District of Downtown West Monroe - Project #000205

Ordinance 5080: Ordinance to authorize application for a States Economic Development Assistance Program (SEDAP) Grant from Delta Regional Authority for the project "Hardening Utilities for Resiliency and Economic Development in the Cottonport District of Downtown West Monroe" (\$1,000,000.00 grant request, \$308,890.00 City match).

Motion made by Westerborg, Seconded by Land.
Voting Yea: Buxton, Hamilton, Land, Westerborg

Natchitoches St Rehab Trenton - N 7th (DOTD Urban Systems Program) - State Project No. H.013400; City Project #000144

Authorize Change Order No. 3 (+ \$38,620; 5 days) with Diamond B. Construction Co., LLC.

Motion made by Buxton, Seconded by Hamilton.
Voting Yea: Buxton, Hamilton, Land, Westerborg

Constitution Dr - Short Constitution Rehab (Urban Systems) - State Project #H.014689; City Project #000169

Ordinance 5081: Ordinance to authorize execution of a Professional Services Agreement with S.E. Huey Co. for Construction Engineering and Inspection (CE&I).

Motion made by Westerborg, Seconded by Land.
Voting Yea: Buxton, Hamilton, Land, Westerborg

Mane Street Rehabilitation Phase 2 (Urban Systems) - State Project #H.013392; City Project #000143

Ordinance 5082: Ordinance to authorize execution of a Professional Services Agreement with S.E. Huey Co. for Construction Engineering & Inspection (CE&I).

Motion made by Buxton, Seconded by Hamilton.
Voting Yea: Buxton, Hamilton, Land, Westerborg

Flanagan Street Water Main Replacement (CWEF) - Project #000202

Ordinance 5083: Ordinance to authorize execution of a Professional Services Agreement with S.E. Huey Co. for Engineering Services.

Motion made by Hamilton, Seconded by Buxton.
Voting Yea: Buxton, Hamilton, Land, Westerborg

Trenton Corridor Trails, Phase 1 - Project #000203

Ordinance 5084: Ordinance to authorize the filing of an application for grant funding from the FHWA, Recreational Trails Program (RTP) for Louisiana, FY 2023 (\$100,000 grant request, up to \$45,700 City match).

Motion made by Hamilton, Seconded by Westerborg.
Voting Yea: Buxton, Hamilton, Land, Westerborg

Trenton Corridor Trails, Phase 2 - Project #000204

Ordinance 5085: Ordinance to authorize the filing of an application for grant funding from the FHWA, Recreational Trails Program (RTP) for Louisiana, FY 2023 (\$100,000 grant request, up to \$68,675 City match).

Motion made by Westerborg, Seconded by Buxton.
Voting Yea: Buxton, Hamilton, Land, Westerborg

Project Updates

Joshua D. Hays, P.E., M.S.C.E. (Lazenby & Associates, Inc.) and Robert L. George, IV, P.E. (S. E. Huey Co.) presented the City Council with project updates for transportation, drainage, water and other.

ADJOURN

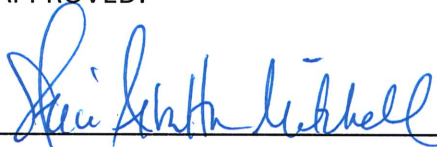
Motion made by Westerburg, Seconded by Buxton.
Voting Yea: Buxton, Hamilton, Land, Westerburg

ATTEST:



RONALD SCOTT OLVEY
CITY CLERK

APPROVED:



STACI ALBRITTON MITCHELL
MAYOR

STATE OF LOUISIANA
CITY OF WEST MONROE

ORDINANCE NO. _____

MOTION BY: _____

SECONDED BY: _____

AN ORDINANCE TO AMEND AND RE-ENACT THE ZONING ORDINANCE OF THE CITY OF WEST MONROE, LOUISIANA, PARTICULARLY THE ZONING MAP ANNEXED TO AND MADE A PART OF ORDINANCE NO. 1501, AS THAT ZONING MAP, AS CODIFIED BY SECTION 12-5011(C) OF THE CODE OF ORDINANCES, CITY OF WEST MONROE, LOUISIANA, HAS BEEN FROM TIME TO TIME AMENDED, AND PARTICULARLY TO AMEND THAT ZONING MAP AS IT PERTAINS TO HIGHLAND PARK COMMERCIAL SUBDIVISION, BOUNDED BY HIGHLAND PARK DRIVE (UNIMPROVED), NORTH 7TH STREET, OTIS STREET AND ARKANSAS ROAD, AS MORE PARTICULARLY DESCRIBED ON THE ATTACHED EXHIBIT "A", PURSUANT TO THE APPLICATION OF THE CITY OF WEST MONROE, SO AS TO RE-ZONE SAID PROPERTIES FROM A O-L (OPEN LAND) DISTRICT TO A B-1 (TRANSITIONAL BUSINESS) DISTRICT; TO AUTHORIZE AND DIRECT THE CITY ENGINEER OF THE CITY OF WEST MONROE, LOUISIANA, OR OTHER PERSON ACTING IN LIEU THEREOF AT THE DESIGNATION OF THE MAYOR TO DO AND PERFORM ANY AND ALL THINGS NECESSARY TO CARRY OUT THE FOREGOING AND PARTICULARLY TO NOTE THE AMENDMENTS ON THE ZONING MAP OF THE CITY OF WEST MONROE AS HEREIN ENACTED; AND TO OTHERWISE PROVIDE WITH RESPECT THERETO.

WHEREAS, the City of West Monroe, Louisiana, has adopted a Zoning Ordinance (Ordinance No. 1501, as amended) now codified as Section 12-5001 et seq. of the Code of Ordinances, City of West Monroe, Louisiana; and,

WHEREAS, the West Monroe Municipal Planning Commission, acting as the municipal zoning commission for the City of West Monroe, Louisiana, has held a public hearing pursuant to written application and notice in accordance with law, and has made a recommendation to the Board of Aldermen of the City of West Monroe; and,

WHEREAS, the Mayor and Board of Aldermen of the City of West Monroe have held a public hearing and given public notice to the extent required by law;

NOW, THEREFORE,

SECTION 1. BE IT ORDAINED by the Mayor and Board of Aldermen of the City of West Monroe, Louisiana, in special and legal session convened, that Zoning Ordinance No. 1501, as amended, and as codified in Sections 12-5001 et seq. of the Code of Ordinances, City of West Monroe, Louisiana, particularly the Zoning Map of the City of West Monroe, Louisiana, as that Zoning Map, as codified by Section 12-5011(C) of the Code of Ordinances, City of West Monroe, Louisiana, has been from time to time amended, be further amended and re-enacted to re-zone Highland Park Commercial Subdivision, bounded by Highland Park Drive (unimproved), North 7th

Street, Otis Street and Arkansas Road, as more particularly described on the attached Exhibit "A", from a O-L (Open Land) District to a B-1 (Transitional Business) District, pursuant to the application of The City of West Monroe.

SECTION 2. BE IT FURTHER ORDAINED, by the Mayor and Board of Aldermen of the City of West Monroe, Louisiana, in special and legal session convened, that the City Engineer of the City of West Monroe, Louisiana, or any person in lieu thereof to be designated by the Mayor, is hereby authorized and directed to do and perform any and all things necessary to carry out the foregoing change, and particularly to note said change on the Zoning Map as herein re-enacted.

SECTION 3. BE IT FURTHER ORDAINED, by the Mayor and Board of Aldermen of the City of West Monroe, Louisiana, in special and legal session convened, that this Ordinance and its provisions are to be construed to be severable in regards to any of its provisions, portions or parts, and that in the event any part or portion or provision of this Ordinance should be held invalid, then in such event, such invalidity shall not affect any other provisions, portions, or parts which can be given effect without the invalid provision, and this Ordinance hereby is declared severable.

The above Ordinance was read and considered by Sections at a public meeting of the Mayor and Board of Aldermen, in special and legal session convened, voted on by yea and nay vote, passed and adopted this 28th day of June, 2022, the final vote being as follows:

YEA: _____

NAY: _____

NOT VOTING: _____

ABSENT: _____

ATTEST:

APPROVED THIS 28TH DAY OF
JUNE, 2022

RONALD S. OLVEY, CITY CLERK
CITY OF WEST MONROE
STATE OF LOUISIANA

STACI ALBRITTON MITCHELL, MAYOR
CITY OF WEST MONROE
STATE OF LOUISIANA

EXHIBIT "A"

MUNICIPAL ADDRESS: HIGHLAND PARK COMMERCIAL SUBDIVISION
WEST MONROE, LOUISIANA

Highland Park Commercial Subdivision, Being a Subdivision of Parcel “A”, situated in Sections 37 & 38, T18N-R3E, Ouachita Parish, Louisiana, the plat of which is of record in Plat Book 28, page 190, records of Ouachita Parish, Louisiana

STATE OF LOUISIANA

CITY OF WEST MONROE

ORDINANCE NO. _____

MOTION BY: _____

SECONDED BY: _____

AN ORDINANCE TO AMEND AND RE-ENACT THE ZONING ORDINANCE OF THE CITY OF WEST MONROE, LOUISIANA, PARTICULARLY THE ZONING MAP ANNEXED TO AND MADE A PART OF ORDINANCE NO. 1501, AS THAT ZONING MAP, AS CODIFIED BY SECTION 12-5011(C) OF THE CODE OF ORDINANCES, CITY OF WEST MONROE, LOUISIANA, HAS BEEN FROM TIME TO TIME AMENDED, AND PARTICULARLY TO AMEND THAT ZONING MAP AS IT PERTAINS TO 2411 TRENTON STREET, WEST MONROE, LOUISIANA, AS MORE PARTICULARLY DESCRIBED ON THE ATTACHED EXHIBIT "A", PURSUANT TO THE APPLICATION OF TRENTON BEND, LLC, SO AS TO RE-ZONE SAID PROPERTIES FROM A O-L (OPEN LAND) DISTRICT TO A R-1 (SINGLE FAMILY) DISTRICT; TO AUTHORIZE AND DIRECT THE CITY ENGINEER OF THE CITY OF WEST MONROE, LOUISIANA, OR OTHER PERSON ACTING IN LIEU THEREOF AT THE DESIGNATION OF THE MAYOR TO DO AND PERFORM ANY AND ALL THINGS NECESSARY TO CARRY OUT THE FOREGOING AND PARTICULARLY TO NOTE THE AMENDMENTS ON THE ZONING MAP OF THE CITY OF WEST MONROE AS HEREIN ENACTED; AND TO OTHERWISE PROVIDE WITH RESPECT THERETO.

WHEREAS, the City of West Monroe, Louisiana, has adopted a Zoning Ordinance (Ordinance No. 1501, as amended) now codified as Section 12-5001 et seq. of the Code of Ordinances, City of West Monroe, Louisiana; and,

WHEREAS, the West Monroe Municipal Planning Commission, acting as the municipal zoning commission for the City of West Monroe, Louisiana, has held a public hearing pursuant to written application and notice in accordance with law, and has made a recommendation to the Board of Aldermen of the City of West Monroe; and,

WHEREAS, the Mayor and Board of Aldermen of the City of West Monroe have held a public hearing and given public notice to the extent required by law;

NOW, THEREFORE,

SECTION 1. BE IT ORDAINED by the Mayor and Board of Aldermen of the City of West Monroe, Louisiana, in special and legal session convened, that Zoning Ordinance No. 1501, as amended, and as codified in Sections 12-5001 et seq. of the Code of Ordinances, City of West Monroe, Louisiana, particularly the Zoning Map of the City of West Monroe, Louisiana, as that Zoning Map, as codified by Section 12-5011(C) of the Code of Ordinances, City of West Monroe, Louisiana, has been from time to time amended, be further amended and re-enacted to re-zone 2411 Trenton Street, West Monroe, Louisiana, as more particularly described on the attached Exhibit "A",

from a O-L (Open Land) District to a R-1 (Single Family) District, pursuant to the application of Trenton Bend, LLC.

SECTION 2. BE IT FURTHER ORDAINED, by the Mayor and Board of Aldermen of the City of West Monroe, Louisiana, in special and legal session convened, that the City Engineer of the City of West Monroe, Louisiana, or any person in lieu thereof to be designated by the Mayor, is hereby authorized and directed to do and perform any and all things necessary to carry out the foregoing change, and particularly to note said change on the Zoning Map as herein re-enacted.

SECTION 3. BE IT FURTHER ORDAINED, by the Mayor and Board of Aldermen of the City of West Monroe, Louisiana, in special and legal session convened, that this Ordinance and its provisions are to be construed to be severable in regards to any of its provisions, portions or parts, and that in the event any part or portion or provision of this Ordinance should be held invalid, then in such event, such invalidity shall not affect any other provisions, portions, or parts which can be given effect without the invalid provision, and this Ordinance hereby is declared severable.

The above Ordinance was read and considered by Sections at a public meeting of the Mayor and Board of Aldermen, in special and legal session convened, voted on by yea and nay vote, passed and adopted this 28th day of June, 2022, the final vote being as follows:

YEA: _____

NAY: _____

NOT VOTING: _____

ABSENT: _____

ATTEST:

APPROVED THIS 28TH DAY OF
JUNE, 2022

RONALD S. OLVEY, CITY CLERK
CITY OF WEST MONROE
STATE OF LOUISIANA

STACI ALBRITTON MITCHELL, MAYOR
CITY OF WEST MONROE
STATE OF LOUISIANA

EXHIBIT "A"

MUNICIPAL ADDRESS: 2411 TRENTON STREET
WEST MONROE, LOUISIANA

A certain tract of land situated in Section 38, Township 18 North, Range 3 East of the Louisiana Meridian, Ouachita Parish, Louisiana, and being more particularly described as follows:

COMMENCE at a found 1/2" iron pipe marking the Northwest corner of Square 9 of H.M. McGuire's Traveler's Rest Subdivision as recorded in Plat Book 4, Page 18, in the records of Ouachita Parish, Louisiana, said point being at the intersection of the south right-of-way line of Otis Street (50' right-of-way) and east right-of-way line of North Seventh Street (Louisiana State Highway 143)(State Project No. 315-02-21 & State Project No. 315-02-22); thence, run North 00°20'03" East, along the east right-of-way line of said North Seventh Street, a distance of 49.77 feet to a found 1/2" iron rod marking the intersection of the north right-of-way line of said Otis Street and the east right-of-way line of said North Seventh Street; thence, continue North 00°22'40" East, along the east right-of-way line of said North Seventh Street, a distance of 1,255.04 feet to a found 2" iron pipe; thence, run South 89°07'23" East, along the east right-of-way line of said North Seventh Street, a distance of 5.00 feet to a found 1/2" iron rod; thence, run North 01°15'34" East, along the east right-of-way line of said North Seventh Street, a distance of 233.31 feet to a found 1/2" iron rod; thence, run North 52°27'52" East, along the east right-of-way line of said North Seventh Street, a distance of 41.48 feet to a found 1/2" iron rod at the intersection of the south right-of-way line of Arkansas Road (LA State Highway 616) & the east right-of-way line of said North Seventh Street; thence, run South 76°53'50" East, along the south right-of-way line of said Arkansas Road, a distance of 2,251.12 feet; thence run South 13°06'10" West, along the south right-of-way line of said Arkansas Road, a distance of 10.00 feet to a set 1/2" iron rod and the **POINT OF BEGINNING**; thence run South 76°53'50" East, along the south right-of-way line of said Arkansas Road, a distance of 689.00 feet to a set 1/2" iron rod; thence run South 13°06'10" West, along the south right-of-way line of said Arkansas Road, a distance of 10.00 feet to a set 1/2" iron rod; thence run in a southeasterly direction, along the southeasterly right-of-way line of Arkansas Road, and along a curve to the right, said curve having a radius of 199.76 feet, (the chord of which bears South 42°27'34" East, 225.93 feet) for an arc distance of 240.13 feet, to a set 1/2" iron rod at the intersection of the north right-of-way line of said Otis Street and said southeasterly right-of-way line of Arkansas Road; thence, run South 78°40'37" West, along the north right-of-way line of said Otis Street, a distance of 821.15 feet to a set 1/2" iron rod; thence run North 11°19'23" West, a distance of 308.78 feet to a set 1/2" iron rod; thence run North 13°06'10" East, a distance of 196.18 feet back to the **POINT OF BEGINNING**, and containing 6.073 acres, more or less, and being subject to any and all rights-of-ways, servitudes, or easements that may exist upon the above-described property.

SUBJECT TO a drainage servitude situated in Section 38, Township 18 North, Range 3 East of the Louisiana Meridian, Ouachita Parish, Louisiana, and being more particularly described as follows:

COMMENCE at a found 1/2" iron pipe marking the Northwest corner of Square 9 of H.M. McGuire's Traveler's Rest Subdivision as recorded in Plat Book 4, Page 18, in the records of Ouachita Parish, Louisiana, said point being at the intersection of the south right-of-way line of Otis Street (50' right-of-way) and east right-of-way line of North Seventh Street (Louisiana State Highway 143)(State Project No. 315-02-21 & State Project No. 315-02-22); thence, run North 00°20'03" East, along the east right-of-way line of said North Seventh Street, a distance of 49.77 feet to a found 1/2" iron rod marking the intersection of the north right-of-way line of said Otis Street and the east right-of-way line of said North Seventh Street; thence, continue

North 00°22'40" East, along the east right-of-way line of said North Seventh Street, a distance of 1,255.04 feet to a found 2" iron pipe; thence, run South 89°07'23" East, along the east right-of-way line of said North Seventh Street, a distance of 5.00 feet to a found 1/2" iron rod; thence, run North 01°15'34" East, along the east right-of-way line of said North Seventh Street, a distance of 233.31 feet to a found 1/2" iron rod; thence, run North 52°27'52" East, along the east right-of-way line of said North Seventh Street, a distance of 41.48 feet to a found 1/2" iron rod at the intersection of the south right-of-way line of Arkansas Road (LA State Highway 616) & the east right-of-way line of said North Seventh Street; thence, run South 76°53'50" East, along the south right-of-way line of said Arkansas Road, a distance of 2,251.12 feet; thence run South 13°06'10" West, along the south right-of-way line of said Arkansas Road, a distance of 10.00 feet to a set 1/2" iron rod and the **POINT OF BEGINNING**; thence run South 76°53'50" East, along the south right-of-way line of said Arkansas Road, a distance of 221.26 feet to a point where the 78' contour line intersects the south right-of-way line of said Arkansas Road; thence run South 86°53'09" West a distance of 169.10 feet; thence run South 62°43'00" West a distance of 71.79 feet to the above mentioned west line of said 6.073 acre tract; thence run North 13°06'10" East, along the west line of said 6.073 acre tract, a distance of 75.80 feet back to the **POINT OF BEGINNING**, and containing 0.122 acres, more or less, and being subject to any and all rights-of-ways, servitudes, or easements that may exist upon the above-described property.

All as more fully shown on plat of survey by Daniel L. Edgar, LA PLS #5169, dated November 2, 2021, Drawing No. 225283-1