

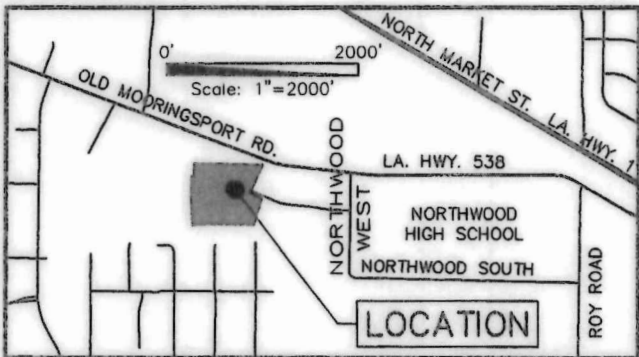
NORTHWOOD OAKS UNIT 3A

Exhibit A

BEING A SUBDIVISION LOCATED IN THE NORTH HALF OF SECTION 36, T19N-R15W, NORTHWESTERN LAND DISTRICT, LA. MERIDIAN, CADDO PARISH, LOUISIANA, AREA=9.856 ACRES

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
1	49.51	25.00	S57° 38' 43"W	41.81
2	37.82	55.00	S18° 47' 27"E	37.08
3	37.82	55.00	N20° 36' 35"E	37.08
4	29.03	25.00	N32° 21' 17"W	27.43
5	39.27	25.00	S46° 02' 35"W	35.36
6	39.27	25.00	N43° 57' 25"W	35.36
7	37.82	55.00	N20° 44' 36"E	37.08
8	37.82	55.00	S18° 39' 26"E	37.08

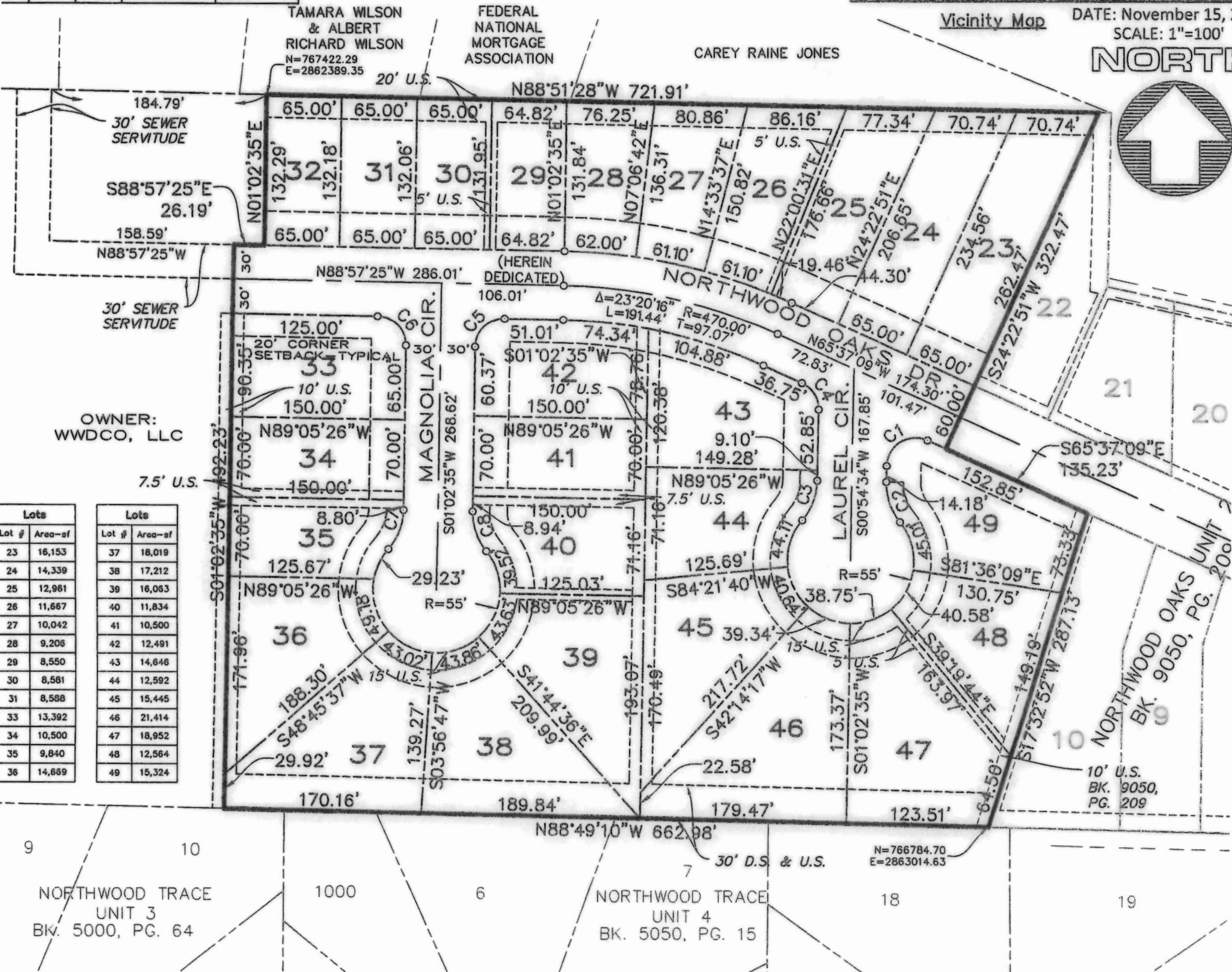
DEDICATION:  
THE UNDERSIGNED OWNER HEREBY DEDICATES TO THE PUBLIC USE IN PERPETUITY THE STREET RIGHTS OF WAY AND SERVITUDES. FOR VALUABLE CONSIDERATION, THE UNDERSIGNED OWNER HEREBY GRANT(S) UNTO AEP/SWPCO, AT&T, COMCAST CABLE, CENTERPOINT ENERGY AND/OR ANY OTHER PUBLIC UTILITY, PUBLIC OR PRIVATE, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS EXCLUSIVELY AND IN PERPETUITY AS A COVENANT RUNNING WITH THE LAND THE RIGHT TO GO UPON THE SERVITUDES FOR UTILITIES AND DRAINAGE HEREIN ESTABLISHED TO INSTALL, MAINTAIN AND REMOVE FACILITIES APPROPRIATE TO THEIR SERVICES; TO HAVE INGRESS AND EGRESS THERETO OVER ADJACENT LOTS AND LAND, TO TRIM AND/OR CUT AND REMOVE TREES OR OTHER OBSTRUCTIONS AS MAY INTERFERE WITH OR ENDANGER LIFE OR THE OPERATION OF SUCH FACILITIES OR THEIR EFFICIENCY; AND FURTHER AGREE(S) TO HOLD HARMLESS THE PARISH OF CADDO FROM DAMAGES DUE TO CHANGES IN STREET GRADES. BINDING HEREIN THEIR HEIRS, SUCCESSORS AND ASSIGNS.



Vicinity Map

DATE: November 15, 2023  
SCALE: 1"=100'

NORTH



Lots		Lots	
Lot #	Area-af	Lot #	Area-af
23	16,153	37	18,019
24	14,339	38	17,212
25	12,961	39	16,063
26	11,667	40	11,834
27	10,042	41	10,500
28	9,206	42	12,491
29	8,550	43	14,646
30	8,581	44	12,592
31	8,588	45	15,445
33	13,392	46	21,414
34	10,500	47	18,952
35	9,840	48	12,564
36	14,669	49	15,324

NOTE: DRAINAGE SERVITUDE TO BE PERPETUALLY MAINTAINED BY LOT OWNERS.

All building setbacks shall conform to the building setback standards as published in Article 4-Zoning District Regulations of the Caddo Parish Unified Development Code.

U.S.=UTILITY SERVITUDE D.S.=DRAINAGE SERVITUDE

TRACT IS LOCATED IN ZONE "X" AS PER FEMA MAP NUMBER 22017C0355H, EFFECTIVE DATE MAY 19, 2014.

1/2" IRON PIPE SET AT ALL CORNERS UNLESS SHOWN OTHERWISE.

BEARINGS ARE GRID, NAD '83, LA. NORTH ZONE AS PER GPS OBSERVATION UTILIZING THE C4Gnet VRS REAL TIME NETWORK.

THE UNDERSIGNED OWNER HEREBY AUTHORIZES THE PLATTING AND RECORDING OF THIS SUBDIVISION.

RECORD OWNER:

WWDCO, LLC

BY: JONATHAN WIMBERLY,  
AUTHORIZED REPRESENTATIVE

SURVEYOR DOES NOT GUARANTEE TITLE, OWNERSHIP OR THAT ALL SERVITUDES OF RECORD OR USE AFFECTING THIS PROPERTY ARE SHOWN HEREON. THE TITLE, OWNERSHIP, SERVITUDES AND RESTRICTIONS SHOWN ARE LIMITED TO THOSE SET FORTH IN THE INFORMATION PROVIDED TO THIS FIRM. THE SURVEYOR HAS NOT MADE A COMPREHENSIVE TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS MAP.

Approval of this plat by the Parish of Caddo does not constitute an acceptance by the Parish of Caddo or the public of any streets, drainage, or other right of way as shown on this plat. All streets and all drainage shall be in compliance with Chapter 22 of the Code of Ordinances of the Parish of Caddo. In accordance with Chapter 22 of the Code of Ordinance of the Parish of Caddo and La. R.S. 33:5051c.(1), the approval of this plat shall not constitute acceptance by the public of the dedication of any street or other public way, park, or space. Such approval can be effective only by action of the Parish Commission.

APPROVED:

*[Signature]* 11-20-2023  
Caddo Parish Date

Date Town of Blanchard

I hereby certify that this plat conforms to Ordinance 129 of 2016 adopted in February 2017, Caddo Parish UDC Subdivision Standards (Article 13) and any other amendments thereto pertaining only to the subdivision of land.

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REGULATIONS AND REQUIREMENTS OF THE SUBDIVISION ORDINANCE AND AMENDMENTS THERETO AS ADOPTED BY THE CADDO PARISH COMMISSION EXCEPT AS RELATED TO ROADS AND DRAINAGE AND THAT THIS MAP REPRESENTS AN ACTUAL GROUND SURVEY BY ME OR UNDER MY SUPERVISION IN ACCORDANCE WITH THE LOUISIANA "STANDARDS OF PRACTICE" FOR A CLASS "B" PROPERTY BOUNDARY SURVEY.

*[Signature]*  
JOHNNIE ANDREW CRAIG  
REG. NO. 45873  
REGISTERED PROFESSIONAL LAND SURVEYOR  
MOHR AND ASSOCIATES, INC.  
1324 N. HEARNE AVE., STE. 301  
SHREVEPORT, LA 71107  
(318) 686-7190