

January 13, 2014

The City Council of the City of Sulphur, Louisiana, met in regular session at its regular meeting place in the Council Chambers, Sulphur, Louisiana, on January 13, 2014 at 5:30 p.m., after full compliance with the convening of said meeting with the following members present:

DRU ELLENDER, Council Representative of District 1  
MIKE KOONCE, Council Representative of District 2  
VERONICA ALLISON, Council Representative of District 3  
RANDY FAVRE, Council Representative of District 4  
STUART MOSS, Council Representative of District 5

After the meeting was called to order and the roll called with the above result, prayer was led by Mr. Bruce, followed by the reciting of the Pledge of Allegiance led by the Mayor's Youth Advisory Commission.

The Chairman asked if there were any changes to the minutes of the previous meeting. With no changes made, motion was made by Mr. Moss seconded by Mrs. Allison that the minutes stand as written. Motion carried.

The Chairman then asked if there were any changes to the agenda. Motion was made by Mr. Moss seconded by Mr. Koonce that item #13 be amended to read as follows:

13. Introduction of ordinance declaring certain surplus movable property (vehicles, computers and equipment) and authorizing the disposal of same.

Motion carried.

Motion was then made by Mr. Moss seconded by Mrs. Allison that item #16 be amended to read as follows:

16. Introduction of ordinance amending 5-21 of the Code of Ordinances to adopt the 2014 Louisiana State Uniform Construction Code.

Motion carried.

Motion was then made by Mrs. Ellender seconded by Mr. Koonce that item #24 be added to the agenda as follows:

24. Introduction of ordinance to abandon a portion of right of way on West Verdine Street.

Mayor Duncan stated that this item was being added to the agenda due to the agenda already being published. With no comment from the public, a vote was called with the following results:

YEAS: Mrs. Ellender, Mr. Koonce, Mrs. Allison, Mr. Favre, Mr. Moss

NAYS: None

ABSENT: None

And the above item was added to the agenda on this 13<sup>th</sup> day of January, 2014.

ATTEST:

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ARLENE BLANCHARD, Clerk

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RANDY FAVRE, Chairman

Motion was then made by Mr. Moss seconded by Mr. Koonce that the agenda stand as changed. Motion carried.

The first item on the agenda is a presentation by Sharmita Rideau on the K.I.S.S. Project (Keep It Simple Sister). Janice Ackley addressed the Council and stated that this program is being funded through a \$1 million grant by Blue Cross Blue Shield. Statistics show that Louisiana surpasses the National average for over-weight people. There are now programs in our schools to help fight obesity. There are approximately 120 ladies that have joined this program at Dynamic Dimension. Sharmita Rideau addressed the Council and stated that the ladies have together lost 754 lbs. and over 900 inches. She also stated that Louisiana is 48<sup>th</sup> in obesity and 50<sup>th</sup> in most unhealthy state. She encourages all ladies to join in and help Louisiana become a healthier state.

The next item on the agenda is a presentation by Armed Forces Committee. Committee members presented a certificate to Steve Doran and Gerald Lavergne and thanked them for the years of service.

The next item on the agenda is a presentation to Volunteer of the Month of January. Mayor Duncan presented a certificate to Stacy Broussard and thanked her for helping out with the people who have lost their homes to fires.

The next item on the agenda is a presentation to Mayor's Youth Advisory Commission. Mayor Duncan presented Centennial t-shirts to the following students: Riley Nelson, Haley Campbell, Mikha Romero, Lanie Warner, Shelbee Bamos, Sam Dupre, Alisah Sexton, Hannah Wyninger, Erica Long, Mitchell Wyninger, Keifer Ackley, Garrett Erbelding, Philip Quinn, Kourtlyn Fuselier, Jesse Fontenot, Madeleine Hartley, Hunter Forman and Zarian Rogers.

The next item on the agenda is presentation of audit for fiscal year ending June 30, 2013. Kevin Alley, Director of Finance, and Steve Derouen, Auditor, gave a brief breakdown of the City's finances.

The next item on the agenda is a resolution accepting audit for fiscal year ending June 30, 2013. Motion was made by Mr. Moss seconded by Mr. Koonce that the following resolution be adopted to-wit:

**RESOLUTION NO. 2683A, M-C SERIES**

Resolution accepting audit for fiscal year ending June 30, 2013.

BE IT RESOLVED by the City Council of the City of Sulphur, Louisiana, the governing authority thereof, that they do hereby accept audit for fiscal year ending June 30, 2013.

A vote was then called with the results as follows:

YEAS: Mrs. Ellender, Mr. Koonce, Mrs. Allison, Mr. Favre, Mr. Moss  
NAYS: None  
ABSENT: None

And the said resolution was declared duly adopted on this 13<sup>th</sup> day of January, 2014.

ATTEST:

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ARLENE BLANCHARD, Clerk

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RANDY FAVRE, Chairman

The next item on the agenda is Rule to Show Cause for the condition of the  
following address:

- a. To condemn building or structure located at 527 South Crocker Street,  
in accordance with Article IX, Section 5-286 through 5-296.

Motion was made by Mr. Koonce seconded by Mr. Moss that the above address be  
demolished.

A vote was then called with the results as follows:

YEAS: Mrs. Ellender, Mr. Koonce, Mrs. Allison, Mr. Favre, Mr. Moss  
NAYS: None  
ABSENT: None

And the above address was declared demolished on this 13<sup>th</sup> day of January, 2014.

ATTEST:

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ARLENE BLANCHARD, Clerk

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RANDY FAVRE, Chairman

The next item on the agenda is a public hearing on ordinance accepting final plat  
from Lance Hernandez for property located on the corner of Eveland Avenue and  
Maplewood Drive. Motion was made by Mr. Moss seconded by Mrs. Allison that the  
following ordinance be adopted to-wit:

ORDINANCE NO. 1174, M-C SERIES

ORDINANCE ACCEPTING FINAL PLAT FROM LANCE HERNANDEZ  
4800 MAPLEWOOD DRIVE, TO ALLOW FOR A SINGLE FAMILY  
DWELLING ON THE EAST LOT.

WHEREAS, Lance Hernandez has submitted an application for final plat for subdividing property located at 4800 Maplewood Drive, and;

WHEREAS, action was taken by the Land Use Commission on Monday, December 16, 2013 introducing the ordinance in accordance with Article III, Part 1, Section 1 (6) (e) of the Land Use Ordinance for the following described property:

LOT H OF BLOCK THIRTY-TWO (32), MAPLEWOOD SUBDIVISION.

WHEREAS, improvements on the property will include a single family dwelling on east lot.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SULPHUR, LOUISIANA, IN REGULAR SESSION CONVENED THAT:

The Code of Ordinances of the City of Sulphur is hereby amended to accept final plat from Lance Hernandez for the following described property:

LOT H OF BLOCK THIRTY-TWO (32), MAPLEWOOD SUBDIVISION.

This subdividing of lots is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said subdividing of lots interfere with the rights and privileges owned by the City of Sulphur pursuant to a pre-existing right of way, servitude or easement. If withdrawn, any improvements constructed thereon shall be removed at the expenses of owner thereof.

Grantee hereby agrees and contracts to hold Grantor harmless from any damages created and/or caused by the granting of this ordinance, including, but not limited to, litigation defense, litigation costs, violation of subdivision restrictive covenants, building code violations or any other damages, property and/or monetary or otherwise, relating thereto.

**No work shall commence until all applicable permits are obtained. In the event work is commenced prior to obtaining all applicable permits, this ordinance shall be withdrawn and considered null and void.**

BE IT FURTHER ORDAINED that this Ordinance shall become effective upon Mayor's signature.

A vote was then called with the results as follows:

YEAS: Mrs. Ellender, Mr. Koonce, Mrs. Allison, Mr. Favre, Mr. Moss

NAYS: None

ABSENT: None

And the said ordinance was declared duly adopted on this 13<sup>th</sup> day of January, 2014.

ATTEST:

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ARLENE BLANCHARD, Clerk

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RANDY FAVRE, Chairman

The next item on the agenda is a public hearing on ordinance accepting final plat from RR Company of America, LLC to subdivide lots located at 329 North Cities Service Hwy. Motion was made by Mr. Moss seconded by Mr. Koonce that the following ordinance be adopted to-wit:

ORDINANCE NO. 1175, M-C SERIES

ORDINANCE ACCEPTING FINAL PLAT FROM RR COMPANY OF AMERICA, 329 CITIES SERVICE HWY.

WHEREAS, RR Company of America has submitted an application for final plat for subdividing property located at 329 Cities Service Hwy., and;

WHEREAS, action was taken by the Land Use Commission on Monday, December 16, 2013 introducing the ordinance in accordance with Article III, Part 1, Section 1 (6) (e) of the Land Use Ordinance with the following stipulations for the following described property:

1. Means of access to the southwest parcel (Tract III, 1.67 Acres) must be guaranteed.
2. Means of access must accommodate emergency vehicle traffic.
3. Means of access for utilities servicing the southwest parcel must be assured.

THAT CERTAIN PARCEL OF LAND SITUATED IN THE PARISH OF CALCASIEU, STATE OF LOUISIANA, IN SECTION 31, TOWNSHIP 9, SOUTH, RANGE 9 WEST BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 60 FEET NORTH OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE/4 OF SW/4) OF SECTION 31, TOWNSHIP 9 SOUTH, RANGE 9 WEST, THENCE SOUTH 0 DEGREES 09 MINUTES 07 SECONDS WEST 385.05 FEET; THENCE SOUTH 89 DEGREES 18 MINUTES 40 SECONDS WEST 745.72 FEET; THENCE NORTH 53 DEGREES 09 MINUTES 44 SECONDS WEST 99.62 FEET; THENCE NORTH 0 DEGREES 07 SECONDS 57 MINUTES WEST 264.37 FEET; THENCE 507.26 FEET; THENCE NORTH 60.0 FEET;

THENCE NORTH 89 DEGREES 18 MINUTES 40 SECONDS EAST  
1334.0 FEET TO POINT OF BEGINNING, CONTAINING 7.94 ACRES,  
MORE OR LESS.

LESS AND EXCEPT:

THAT CERTAIN TRACT OR PARCEL OF LAND LYING IN THE  
SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE/4 OF  
SW/4) OF SECTION THIRTY-ONE (31), TOWNSHIP NINE (9) SOUTH,  
RANGE NINE (9) WEST, CALCASIEU PARISH, BEING MORE  
PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

COMMENCING AT THE NORTHEAST CORNER OF THE  
SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE/4 OF  
SW/4) OF SECTION THIRTY-ONE (31), TOWNSHIP NINE (9) SOUTH,  
RANGE NINE (9) WEST, CALCASIEU PARISH;

THENCE SOUTH 00°59'03" WEST, ALONG THE WEST, ALONG THE  
EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST  
QUARTER (SE/4 OF SW/4), FOR A DISTANCE OF 150.05 FEET, THE  
POINT OF BEGINNING AND NORTHEAST CORNER OF HEREIN  
DESCRIBED TRACT;

THENCE SOUTH 00°59'03" WEST, ALONG SAID EAST LINE OF THE  
SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE/4 OF  
SW/4), FOR A DISTANCE OF 175.00 FEET TO A POINT OF 30.0 FEET  
NORTH OF AN EASTERLY PROJECTION OF THE NORTH LINE OF A  
TRACT OF LAND AS SHOWN ON PLAT OF SURVEY PREPARED BY  
GARY I. TODD, PLS, FOR MIKE AND MARK NORSWORTHY,  
DATED FEBRUARY 9, 1999, THE SOUTHEAST CORNER OF HEREIN  
DESCRIBED TRACT;

THENCE SOUTH 89°18'140" WEST, 30.0 FEET NORTH OF AND  
PARALLEL WITH SAID EASTERLY EXTENSION AND NORTH LINE  
OF THE MIKE AND MARK NORSWORTHY TRACT, FOR A  
DISTANCE OF 395.50 FEET, THE SOUTHWEST CORNER OF HEREIN  
DESCRIBED TRACT;

THENCE NORTH 00°59'03" EAST, PARALLEL WITH THE  
AFORESAID EAST LINE OF THE SOUTHEAST QUARTER OF THE  
SOUTHWEST QUARTER (SE/4 OF SW/4), FOR A DISTANCE OF  
175.00 FEET, THE NORTHWEST CORNER OF HEREIN DESCRIBED  
TRACT;

THENCE NORTH 89°18'40" EAST, FOR A DISTANCE OF 395.00 FEET  
TO THE POINT OF BEGINNING.

HEREIN DESCRIBED TRACT CONTAINING 1.205 ACRES, MORE OR LESS AND SUBJECT TO THE RIGHT OF WAY OF LOUISIANA STATE HIGHWAY 108 ON THE EAST SIDE THEREOF.

ALL AS MORE FULLY SHOWN ON THE PLAT OF SURVEY PREPARED BY MORRISON SURVEYING, INC., J. DAVID MORRISON, P.L.S., DATED MAY 24, 2010, A COPY OF WHICH IS ATTACHED HERETO AND MADE A PART HEREOF.

BEING THE SAID PROPERTY ACQUIRED BY REDMAN GAMING OF LOUISIANA, L.L.C. BY CASH SALE OF PROPERTY DATED APRIL 24, 2007, RECORDED ON APRIL 26, 2007 IN MORTGAGE BOOK 3345, PAGE 513 UNDER FILE NO. 2808102 OF THE RECORDS OF THE CLERK OF COURT FOR CALCASIEU PARISH, LOUISIANA (HEREIN THE "PROPERTY").

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SULPHUR, LOUISIANA, IN REGULAR SESSION CONVENED THAT:

The Code of Ordinances of the City of Sulphur is hereby amended to accept final plat from RR Company of America for the following described property:

THAT CERTAIN PARCEL OF LAND SITUATED IN THE PARISH OF CALCASIEU, STATE OF LOUISIANA, IN SECTION 31, TOWNSHIP 9, SOUTH, RANGE 9 WEST BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 60 FEET NORTH OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE/4 OF SW/4) OF SECTION 31, TOWNSHIP 9 SOUTH, RANGE 9 WEST, THENCE SOUTH 0 DEGREES 09 MINUTES 07 SECONDS WEST 385.05 FEET; THENCE SOUTH 89 DEGREES 18 MINUTES 40 SECONDS WEST 745.72 FEET; THENCE NORTH 53 DEGREES 09 MINUTES 44 SECONDS WEST 99.62 FEET; THENCE NORTH 0 DEGREES 07 SECONDS 57 MINUTES WEST 264.37 FEET; THENCE 507.26 FEET; THENCE NORTH 60.0 FEET; THENCE NORTH 89 DEGREES 18 MINUTES 40 SECONDS EAST 1334.0 FEET TO POINT OF BEGINNING, CONTAINING 7.94 ACRES, MORE OR LESS.

LESS AND EXCEPT:

THAT CERTAIN TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE/4 OF SW/4) OF SECTION THIRTY-ONE (31), TOWNSHIP NINE (9) SOUTH,



RANGE NINE (9) WEST, CALCASIEU PARISH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE/4 OF SW/4) OF SECTION THIRTY-ONE (31), TOWNSHIP NINE (9) SOUTH, RANGE NINE (9) WEST, CALCASIEU PARISH;

THENCE SOUTH 00°59'03" WEST, ALONG THE WEST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE/4 OF SW/4), FOR A DISTANCE OF 150.05 FEET, THE POINT OF BEGINNING AND NORTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 00°59'03" WEST, ALONG SAID EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE/4 OF SW/4), FOR A DISTANCE OF 175.00 FEET TO A POINT OF 30.0 FEET NORTH OF AN EASTERLY PROJECTION OF THE NORTH LINE OF A TRACT OF LAND AS SHOWN ON PLAT OF SURVEY PREPARED BY GARY I. TODD, PLS, FOR MIKE AND MARK NORSWORTHY, DATED FEBRUARY 9, 1999, THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 89°18'140" WEST, 30.0 FEET NORTH OF AND PARALLEL WITH SAID EASTERLY EXTENSION AND NORTH LINE OF THE MIKE AND MARK NORSWORTHY TRACT, FOR A DISTANCE OF 395.50 FEET, THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH 00°59'03" EAST, PARALLEL WITH THE AFORESAID EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE/4 OF SW/4), FOR A DISTANCE OF 175.00 FEET, THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH 89°18'40" EAST, FOR A DISTANCE OF 395.00 FEET TO THE POINT OF BEGINNING.

HEREIN DESCRIBED TRACT CONTAINING 1.205 ACRES, MORE OR LESS AND SUBJECT TO THE RIGHT OF WAY OF LOUISIANA STATE HIGHWAY 108 ON THE EAST SIDE THEREOF.

ALL AS MORE FULLY SHOWN ON THE PLAT OF SURVEY PREPARED BY MORRISON SURVEYING, INC., J. DAVID MORRISON, P.L.S., DATED MAY 24, 2010, A COPY OF WHICH IS ATTACHED HERETO AND MADE A PART HEREOF.

BEING THE SAID PROPERTY ACQUIRED BY REDMAN GAMING OF LOUISIANA, L.L.C. BY CASH SALE OF PROPERTY DATED APRIL 24, 2007, RECORDED ON APRIL 26, 2007 IN MORTGAGE BOOK 3345, PAGE 513 UNDER FILE NO. 2808102 OF THE RECORDS OF THE CLERK OF COURT FOR CALCASIEU PARISH, LOUISIANA (HEREIN THE "PROPERTY").

This subdividing of lots is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said subdividing of lots interfere with the rights and privileges owned by the City of Sulphur pursuant to a pre-existing right of way, servitude or easement. If withdrawn, any improvements constructed thereon shall be removed at the expenses of owner thereof.

Grantee hereby agrees and contracts to hold Grantor harmless from any damages created and/or caused by the granting of this ordinance, including, but not limited to, litigation defense, litigation costs, violation of subdivision restrictive covenants, building code violations or any other damages, property and/or monetary or otherwise, relating thereto.

**No work shall commence until all applicable permits are obtained. In the event work is commenced prior to obtaining all applicable permits, this ordinance shall be withdrawn and considered null and void.**

BE IT FURTHER ORDAINED that this Ordinance shall become effective upon Mayor's signature.

A vote was then called with the results as follows:

YEAS: Mrs. Ellender, Mr. Koonce, Mrs. Allison, Mr. Favre, Mr. Moss

NAYS: None

ABSENT: None

And the said ordinance was declared duly adopted on this 13<sup>th</sup> day of January, 2014.

ATTEST:

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ARLENE BLANCHARD, Clerk

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RANDY FAVRE, Chairman

The next item on the agenda is a public hearing on ordinance enlarging and extending the boundaries of the City of Sulphur for the annexation of Henry Charles Misse and Lucille Ann Misse for the annexation of property located on the northeast corner of

Patton and Broussard Streets. Motion was made by Mr. Koonce seconded by Mr. Moss that the following ordinance be adopted to-wit:

ORDINANCE NO. 1176, M-C SERIES

ORDINANCE ENLARGING AND EXTENDING THE BOUNDARIES OF  
THE CITY OF SULPHUR FOR THE ANNEXATION OF HENRY  
CHARLES MISSE AND LUCILLE ANN MISSE FOR PROPERTY  
LOCATED ON THE NORTHEAST CORNER OF PATTON AND  
BROUSSARD STREETS.

WHEREAS, the City of Sulphur has received a petition from Henry Charles Misse and Lucille Ann Misse, for the annexation of certain property which is adjacent to and contiguous to the existing corporate limits of the City of Sulphur, which said property is generally described as lying on the northeast corner of Patton and Broussard Streets; and

WHEREAS, public notice has been duly given in accordance with law, of the introduction of an ordinance proposing to enlarge and extend the boundaries of the City of Sulphur, Louisiana, to include the said property; and

WHEREAS, after a Public Hearing this date in accordance with the said Public Notice which was duly advertised, it has been deemed desirable that the boundaries of the City of Sulphur, Louisiana, be enlarged and extended to include the said property, no one having appeared to protest said annexation, the said petition for annexation having been signed by the sole property owner's in the area for which annexation is sought; and

WHEREAS, said property, currently zoned as Light Industrial land use district by the Parish; and

WHEREAS, there exists isolated industrial and commercial land districts in the vicinity; and

WHEREAS, the City of Sulphur requires protection relative to orderly development of compatible land use types; and

WHEREAS, all land use classifications will subsequently require specific definition of types and delineation, mutually agreeable.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Sulphur, Louisiana, the governing authority thereof, that the boundaries of the City of Sulphur, Louisiana, be and the same are hereby enlarged and extended to include the following described property situated in the Parish of Calcasieu, State of Louisiana, to-wit:

THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE  
SOUTHWEST QUARTER (SW/4) OF SECTION 2, TOWNSHIP 10

SOUTH, RANGE 10 WEST, LA. MERIDIAN, CALCASIEU PARISH, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 353.50 FEET OF LOT SIXTY-TWO (62) OF SECOND SUBDIVISION SULPHUR FARMS, LESS AND EXCEPT PARCEL NO. 44 SOLD TO THE STATE OF LOUISIANA DEPARTMENT OF HIGHWAYS PER CONVEYANCE BOOK 654, PAGE 496, A SUBDIVISION LOCATED IN SECTIONS 2, 3 AND 11, TOWNSHIP 10 SOUTH, RANGE 10 WEST, AS PER PLAT RECORDED IN PLAT BOOK 3 AT 146, RECORDS OF CALCASIEU PARISH, LOUISIANA.

HEREIN DESCRIBED TRACT CONTAINING 2.41 ACRES, MORE OR LESS, AND SUBJECT TO ANY RIGHT OF WAYS, SERVITUDES AND/OR EASEMENTS OF RECORD OR BY USE.

BE IT FURTHER ORDAINED that the boundaries of the City of Sulphur, Louisiana, be and the same are hereby defined as follows, to-wit:

**DESCRIPTION OF GEOGRAPHIC BOUNDARIES:**

**REVISED JANUARY 13, 2014 TO INCLUDE MISSE TRACTS ON BROUSSARD AND PATTON STREETS, AND ON HIGHWAY 27**

COMMENCING AT THE NORTHEAST (NE) CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 10 WEST, SAID POINT BEING ON THE PRESENT CITY LIMITS LINE OF THE CITY OF SULPHUR, LOUISIANA; THENCE NORTH TO THE NORTHEAST (NE) CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE/4 OF NE/4) OF SAID SECTION 27, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE/4 OF NE/4) TO THE NORTHWEST (NW) CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE/4 OF NE/4) of SECTION 27, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE SOUTH ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE/4 OF NE/4) OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 10 WEST, TO THE NORTHEAST (NE) CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER SE/4 OF SW/4) OF NE/4) OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE WEST FOLLOWING THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (S/2 OF SW/4 OF NE/4) OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 10 WEST, TO THE NORTHEAST (NE) CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW/4 OF SW/4 OF NE/4) OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE SOUTH ALONG THE EAST LINE OF SAID

SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW/4 OF SW/4 OF NE/4) TO A POINT 100 FEET NORTH OF THE SOUTH LINE OF THE NORTHEAST QUARTER (NE/4) OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE WEST 100 FEET; THENCE SOUTH 100 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER (NE/4) OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE WEST TO THE SOUTHEAST (SE) CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE NORTH TO THE NORTHEAST (NE) CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 OF NW/4) OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 10 WEST, THENCE WEST TO THE NORTHWEST (NW) CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 OF NW/4) OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE SOUTH ALONG WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 OF NW/4) OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 10 WEST, TO A POINT 65 FEET NORTH OF THE SOUTHWEST (SW) CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 OF NW/4) OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE WEST 168 FEET ALONG A LINE WHICH IS 65 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE NORTHWEST QUARTER (NW/4) OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE SOUTH 65 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER (NW/4) OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE WEST TO A POINT 664 FEET EAST OF THE SOUTHWEST (SW) CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW/4 OF NW/4) OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE NORTH 475 FEET; THENCE WEST 639 FEET, MORE OR LESS, TO THE EAST LINE OF NORTH CLAIBORNE STREET; THENCE SOUTH 475 FEET ALONG THE EAST LINE OF NORTH CLAIBORNE STREET TO THE SOUTH LINE OF THE NORTHWEST QUARTER (NW/4) OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE WEST TO THE NORTHWEST (NW) CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 28, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE SOUTH ALONG THE WESTERN CITY LIMITS LINE TO ITS POINT OF INTERSECTION WITH THE NORTH LINE OF U.S. HIGHWAY #90; THENCE WESTERLY ALONG THE NORTH LINE OF U.S. HIGHWAY #90 TO ITS POINT OF INTERSECTION WITH THE CENTERLINE OF KIM STREET EXTENDED; THENCE SOUTH ALONG THE CENTERLINE OF KIM STREET TO THE SOUTHWEST (SW) CORNER OF THE EAST HALF OF THE WEST HALF (E/2 OF W/2) OF SECTION 33, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE EAST ALONG THE CENTERLINE OF SARA STREET TO THE CORNER COMMON TO SECTIONS 3 AND 4, TOWNSHIP 10 SOUTH, RANGE 10 WEST, AND SECTIONS 33 AND 34, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE SOUTH ALONG THE SECTION LINE TO A POINT WHICH IS 150 FEET SOUTH OF THE CENTERLINE OF U.S. INTERSTATE HIGHWAY #10, THENCE WESTERLY ALONG THE LINE WHICH IS 150 FEET SOUTH OF AND PARALLEL TO THE CENTERLINE OF U.S. INTERSTATE HIGHWAY #10, FOR A DISTANCE OF 1247.42 FEET, MORE OR LESS TO THE EAST RIGHT OF WAY LINE OF THE SABINE RIVER DIVERSION

CANAL, THENCE SOUTH, MEANDERING ALONG THE EAST RIGHT OF WAY LINE OF THE SABINE RIVER DIVERSION CANAL, FOR A DISTANCE OF 930.2 FEET TO THE SOUTHWEST CORNER OF TRACT 2 OF THE SULPHUR GROUP LLC ANNEXATION, THENCE SOUTH 02° 38' 57" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE OF THE SABINE RIVER DIVERSION CANAL, FOR A DISTANCE OF 91.94 FEET; THENCE SOUTH 00° 34' 27" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE OF THE SABINE RIVER DIVERSION CANAL, FOR A DISTANCE OF 949.18 FEET; THENCE SOUTH 04° 27' 54" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE OF THE SABINE RIVER DIVERSION CANAL, FOR A DISTANCE OF 184.29 FEET; THENCE SOUTH 06° 54' 10" EAST, ALONG THE SAID EAST RIGHT-OF-WAY LINE OF THE SABINE RIVER DIVERSION CANAL, TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 9, FOR A DISTANCE OF 111.95 FEET; THENCE SOUTH 89° 04' 08" EAST, ALONG THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 9, FOR A DISTANCE OF 1245.80 FEET; THENCE EAST ALONG THE SOUTH OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 10, FOR A DISTANCE OF 201.3 FEET MORE OR LESS TO THE SOUTHEAST (SE) CORNER OF THE WEST ONE-THIRD OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (W/3 OF W/2 OF NW/4 OF NW/4) OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 10 WEST; THENCE EAST, ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER (N/2-NW/4) OF SECTION 10, FOR A DISTANCE OF 1,401.91 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF A TRACT OF LAND CURRENTLY OR FORMERLY OWNED BY STINE INVESTORS CORPORATION; THENCE SOUTH, ALONG THE WEST LINE OF SAID STINE INVESTORS TRACT, FOR A DISTANCE OF 220.50 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID STINE INVESTORS TRACT; THENCE EAST, ALONG SAID SOUTH LINE OF STINE INVESTORS TRACT, FOR A DISTANCE OF 981.50 FEET, MORE OR LESS, TO THE WEST RIGHT-OF-WAY LINE OF LOUISIANA HIGHWAY #27; THENCE NORTH, ALONG SAID WEST RIGHT-OF-WAY LINE OF LOUISIANA HIGHWAY #27, FOR A DISTANCE OF 220.5 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER (N/2-NW/4) OF SECTION 10; THENCE EAST, ALONG SAID SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER (N/2-NW/4) OF SECTION 10, FOR A DISTANCE OF 106.33 FEET, MORE OR LESS TO THE EAST RIGHT-OF-WAY LINE OF LOUISIANA HIGHWAY #27; THENCE NORTH ALONG THE EAST RIGHT-OF-WAY LINE OF LOUISIANA HIGHWAY #27 TO THE NORTH RIGHT-OF-WAY LINE OF PATCH STREET; THENCE EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF PATCH STREET TO THE WEST RIGHT-OF-WAY LINE OF ALLEN STREET, THENCE NORTH ALONG THE WEST RIGHT-OF-WAY LINE OF ALLEN STREET TO THE NORTH RIGHT-OF-WAY OF PATTON STREET; THENCE CONTINUING NORTH TO THE SOUTH RIGHT-OF-WAY LINE OF U.S. INTERSTATE HIGHWAY #10 (WHICH POINT IS 150 FEET SOUTH OF THE CENTERLINE OF SAID INTERSTATE HIGHWAY #10); THENCE EASTERLY ALONG THE SOUTH RIGHT-OF-WAY LINE WHICH IS 150 FEET SOUTH OF AND PARALLEL TO THE CENTERLINE OF U.S. INTERSTATE HIGHWAY #10 TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE

OF RAMP D OF STATE PROJECT NO. 450-91-36 AT HIGHWAY STATION 146+90.19; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF RAMP D ALONG THE ARC OF A CURVE HAVING A RADIUS OF 1095.92 FEET, (THE CHORD OF WHICH BEARS SOUTH 76°00'32" EAST, A DISTANCE OF 285.86 FEET) FOR A DISTANCE OF 286.68; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF RAMP D ALONG THE ARC OF A CURVE HAVING A RADIUS OF 308.10 FEET (THE CHORD OF WHICH BEARS SOUTH 35°47'20" EAST, A DISTANCE OF 333.12 FEET) FOR A DISTANCE OF 351.95 FEET; THENCE SOUTH 03°03'51" EAST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF RAMP D FOR A DISTANCE OF 244.70 FEET; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF RAMP D ALONG THE ARC OF A CURVE HAVING A RADIUS OF 284.00 FEET (THE CHORD OF WHICH BEARS SOUTH 25°21'45" EAST, A DISTANCE OF 69.71 FEET) FOR A DISTANCE OF 69.88 FEET; THENCE SOUTH 00°36'54" WEST FOR A DISTANCE OF 0.13 FEET; THENCE SOUTH 89°40'08" EAST FOR A DISTANCE OF 0.08 FEET; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF RAMP D ALONG THE ARC OF A CURVE HAVING A RADIUS OF 284.00 FEET (THE CHORD OF WHICH BEARS SOUTH 50°53'18" EAST, A DISTANCE OF 179.72 FEET) FOR A DISTANCE OF 182.86 FEET; THENCE SOUTH 69°20'01" EAST FOR A DISTANCE OF 109.75 FEET; THENCE SOUTH 00°39'59" WEST FOR A DISTANCE OF 103.20 FEET; THENCE SOUTH 44°07'19" WEST FOR A DISTANCE OF 18.36 FEET TO THE NORTH RIGHT-OF-WAY LINE OF PATTON STREET; THENCE SOUTH 00°40'33" WEST FOR A DISTANCE OF 60.00 FEET TO THE FORMER SOUTH RIGHT-OF-WAY LINE OF PATTON STREET; THENCE NORTH 89°02'44" WEST, ALONG SAID FORMER SOUTH RIGHT-OF-WAY LINE OF PATTON STREET, FOR A DISTANCE OF 91.28 FEET, SAID POINT BEING SOUTH 01°04'29" WEST OF THE NORTHEAST CORNER (NE) OF THE NORTHWEST QUARTER (NW/4) OF SECTION 11, TOWNSHIP 10 SOUTH, RANGE 10 WEST, A DISTANCE OF 30.00 FEET; THENCE NORTH 88°52'23" WEST, ALONG SAID FORMER SOUTH RIGHT-OF-WAY LINE OF PATTON STREET, FOR A DISTANCE OF 156.86; THENCE SOUTH 65°05'32" EAST FOR A DISTANCE OF 318.89 FEET; THENCE NORTH 89°47'51" EAST FOR A DISTANCE OF 220.00 FEET, MORE OR LESS, TO THE EXISTING EAST RIGHT-OF-WAY LINE OF BEGLIS PARKWAY (FORMERLY ARIZONA STREET); THENCE NORTH 67°15'12" EAST FOR A DISTANCE OF 312.86 FEET TO THE EXISTING SOUTH RIGHT-OF-WAY LINE OF PATTON STREET; THENCE NORTH, FOR A DISTANCE OF 30.0 FEET MORE OR LESS TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 10 SOUTH, RANGE 10 WEST, SAID POINT BEING IN THE CENTER OF PATTON STREET; THENCE EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, FOR A DISTANCE OF 692.87 FEET, MORE OF LESS TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2; THENCE NORTH ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2 FOR A DISTANCE OF 943.35 FEET, MORE OR LESS TO ITS INTERSECTION WITH THE

SOUTH RIGHT OF WAY LINE OF U.S. INTERSTATE HIGHWAY #10, SAID POINT BEING 150 FEET SOUTH OF THE CENTERLINE OF U.S. INTERSTATE HIGHWAY #10, STATE PROJECT NO. 450-91-36; THENCE EASTERLY ALONG THE SOUTH RIGHT-OF-WAY LINE WHICH IS 150 FEET SOUTH OF AND PARALLEL TO THE CENTERLINE OF U.S. INTERSTATE HIGHWAY #10 TO THE POINT OF INTERSECTION OF SAID LINE WITH THE NORTH-SOUTH CENTERLINE OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 6, TOWNSHIP 10 SOUTH, RANGE 9 WEST; THENCE CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF U.S. INTERSTATE HIGHWAY #10, SOUTH 1°12' WEST FOR A DISTANCE OF 50 FEET; THENCE CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF U.S. INTERSTATE HIGHWAY #10, SOUTH 89°31'03" EAST FOR A DISTANCE OF 79.59 FEET; THENCE SOUTH 01°05'25" WEST FOR A DISTANCE OF 300.00 FEET; THENCE SOUTH 89°31'03" EAST FOR A DISTANCE OF 200.00 FEET; THENCE SOUTH 01°05'25" WEST FOR A DISTANCE OF 1961.68 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SWISCO ROAD; THENCE SOUTH 89°30'00" EAST, ALONG SAID NORTH LINE, FOR A DISTANCE OF 948.43 FEET TO THE WEST RIGHT-OF-WAY LINE OF LOUISIANA HIGHWAY NUMBER 108; THENCE NORTH 00°51'02" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE OF LOUISIANA HIGHWAY NUMBER 108, FOR A DISTANCE OF 1200.41 FEET; THENCE NORTH 89°49'32" EAST FOR A DISTANCE OF 198.77 FEET, TO A POINT 100 FEET SOUTH OF THE NORTH LINE OF SECTION 7, TOWNSHIP 10 SOUTH, RANGE 9 WEST, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF LOUISIANA HIGHWAY 108; THENCE SOUTH 00°51'02" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE OF LOUISIANA HIGHWAY 108, FOR A DISTANCE OF 200 FEET; THENCE NORTH 89°49'32" EAST, PARALLEL WITH THE NORTH LINE OF SAID SECTION 7, TOWNSHIP 10 SOUTH, RANGE 9 WEST, FOR A DISTANCE OF 450.00 FEET; THENCE NORTH 00°51'02" EAST, FOR A DISTANCE OF 200.00 FEET; THENCE NORTH 89°49'32" EAST FOR A DISTANCE OF 751.92 FEET TO THE EXISTING CONOCO INC. RIGHT-OF-WAY LINE, THENCE NORTH 26°25'04" EAST FOR A DISTANCE OF 111.79 FEET ALONG THE EXISTING CONOCO INC. RIGHT-OF-WAY LINE TO THE INTERSECTION OF SAID RIGHT-OF-WAY LINE WITH THE SOUTH LINE OF SECTION 6, TOWNSHIP 10 SOUTH, RANGE 9 WEST; THENCE EAST ALONG THE SOUTH LINE OF SECTION 6, TOWNSHIP 10 SOUTH, RANGE 9 WEST, TO THE SOUTHEAST (SE) CORNER OF SECTION 6, TOWNSHIP 10 SOUTH, RANGE 9 WEST; THENCE NORTH ALONG THE EAST LINE OF SECTION 6, TOWNSHIP 10 SOUTH, RANGE 9 WEST, TO THE NORTHEAST (NE) CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 10 SOUTH, RANGE 9 WEST; THENCE WEST ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 10 SOUTH, RANGE 9 WEST TO THE SOUTH RIGHT OF WAY LINE OF U.S. INTERSTATE HIGHWAY #10; THENCE NORTHEASTERLY AND EASTERLY ALONG THE SOUTH RIGHT-OF-WAY LINE OF U.S. INTERSTATE HIGHWAY #10 TO THE POINT OF INTERSECTION OF SAID LINE WITH A LINE WHICH IS AN EXTENSION SOUTH OF THE WEST RIGHT-OF-WAY LINE OF BAYOU D'INDE ROAD (SOMETIMES KNOWN AS PRATER ROAD); THENCE NORTH ALONG SAID EXTENSION OF THE WEST RIGHT-OF-WAY LINE OF BAYOU D'INDE



(PRATER) ROAD TO A POINT 30 FEET NORTH OF THE SOUTH LINE OF SECTION 32, TOWNSHIP 9 SOUTH, RANGE 9 WEST, THENCE EAST PARALLEL TO THE SOUTH LINE OF SECTION 32, TOWNSHIP 9 SOUTH, RANGE 9 WEST, TO A POINT 94.74 FEET EAST OF THE WEST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 9 SOUTH, RANGE 9 WEST, THE EXISTING EAST RIGHT-OF-WAY LINE OF STATE ROUTE LA 1134 (BAYOU D'INDE OR PRATER ROAD) WITH THE EXISTING NORTH RIGHT-OF-WAY LINE OF A LOCAL OR PARISH ROAD, THENCE NORTH 89°41'29" EAST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID LOCAL OR PARISH ROAD FOR A DISTANCE OF 1231.32 FEET TO THE INTERSECTION OF SAID RIGHT-OF-WAY LINE WITH THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 9 SOUTH, RANGE 9 WEST, THENCE NORTH 0°45'57" EAST FOR A DISTANCE OF 2290.66 FEET ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 9 SOUTH, RANGE 9 WEST; THENCE NORTH 89°06'04" WEST, A DISTANCE OF 1285.97 FEET TO THE EAST RIGHT-OF-WAY LINE OF LA 1134 ( BAYOU D'INDE OR PRATER ROAD); THENCE NORTH ALONG THE EAST RIGHT-OF-WAY LINE OF BAYOU D'INDE (PRATER) ROAD, FOR A DISTANCE OF 301.57 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE SOUTH LINE OF LOT 6 OF BLOCK A OF THE HEIRS OF SOL RYAN SUBDIVISION; THENCE EAST, FOR A DISTANCE OF 204.57 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF LOT 6 OF BLOCK A OF THE HEIRS OF SOL RYAN SUBDIVISION; THENCE NORTH , ALONG THE EAST LINE OF SAID LOT 6 OF BLOCK A OF THE HEIRS OF SOL RYAN SUBDIVISION, FOR A DISTANCE OF 716.53 FEET, MORE OR LESS, TO THE CENTERLINE OF U.S. HIGHWAY 90; THENCE EAST, ALONG THE CENTERLINE OF U.S. HIGHWAY 90, FOR A DISTANCE OF 215.70 FEET, MORE OR LESS; THENCE NORTH, ALONG THE EAST LINE OF LOT 5 OF BLOCK B OF SOL RYAN SUBDIVISION, FOR A DISTANCE OF 214.50 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID LOT 5 OF BLOCK B OF SOL RYAN SUBDIVISION, THIS POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF THE T & NO RAILROAD (SOUTHERN PACIFIC LINES); THENCE WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF THE T & NO RAILROAD (SOUTHERN PACIFIC LINES), FOR A DISTANCE OF 490.61 FEET, MORE OR LESS, TO THE WEST RIGHT-OF-WAY LINE OF BAYOU D'INDE (PRATER) ROAD, THENCE NORTH, ALONG SAID WEST RIGHT-OF-WAY LINE OF BAYOU D'INDE (PRATER) ROAD, FOR A DISTANCE OF 200.0 FEET TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID T & NO RAILROAD (SOUTHERN PACIFIC LINES); THENCE WESTERLY ALONG THE NORTH LINE OF SAID T & NO RAILROAD (SOUTHERN PACIFIC LINES) RIGHT-OF-WAY TO A POINT 80 FEET EAST OF THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE OF T & NO RAILROAD (SOUTHERN PACIFIC LINES) WITH THE NORTH-SOUTH CENTER SECTION LINE OF SECTION 31, TOWNSHIP 9 SOUTH RANGE 9 WEST; THENCE SOUTHERLY ALONG A LINE 80 FEET EAST OF AND PARALLEL WITH THE NORTH-SOUTH CENTER SECTION LINE OF SECTION 31, TOWNSHIP 9 SOUTH, RANGE 9 WEST, TO A POINT WHICH IS 80 FEET EAST OF THE NORTHEAST (NE) CORNER OF THE SOUTHWEST QUARTER

(SW/4) OF SECTION 31, TOWNSHIP 9 SOUTH, RANGE 9 WEST; THENCE WEST 80 FEET TO THE SAID NORTHEAST (NE) CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 31, TOWNSHIP 9 SOUTH, RANGE 9 WEST; THENCE WESTERLY ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 31, TOWNSHIP 9 SOUTH, RANGE 9 WEST, TO A POINT 560 FEET EAST OF THE NORTHWEST (NW) CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4 OF SW/4) OF SECTION 31, TOWNSHIP 9 SOUTH, RANGE 9 WEST; THENCE SOUTH, PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4 OF SW/4) OF SECTION 31, TOWNSHIP 9 SOUTH, RANGE 9 WEST, A DISTANCE OF 170 FEET; THENCE WEST, PARALLEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4 OF SW/4) OF SECTION 31, TOWNSHIP 9 SOUTH, RANGE 9 WEST, A DISTANCE OF 260 FEET; THENCE NORTH, PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4 OF SW/4) OF SECTION 31, TOWNSHIP 9 SOUTH, RANGE 9 WEST, A DISTANCE OF 170 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4 OF SW/4) OF SECTION 31, TOWNSHIP 9 SOUTH, RANGE 9 WEST; THENCE CONTINUING WEST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 31, TOWNSHIP 9 SOUTH, RANGE 9 WEST, AND CONTINUING WEST ALONG THE EAST-WEST CENTER SECTION LINE OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 10 WEST, TO A POINT 669.38 FEET EAST OF THE SOUTHEAST (SE) CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 OF NW/4) OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE NORTH ALONG A LINE PARALLEL TO AND 669.38 FEET EAST OF THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 OF NW/4) OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 10 WEST, TO THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 90; THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 OF NW/4) OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE NORTH, ALONG SAID EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 OF NW/4) OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 10 WEST, FOR A DISTANCE OF 270.0 TO THE SOUTH LINE OF THE T & NO RAILROADS (SOUTHERN PACIFIC LINES) RIGHT-OF-WAY; THENCE WEST ALONG SAID SOUTH LINE OF THE T & NO RAILROADS (SOUTHERN PACIFIC LINES) RIGHT-OF-WAY FOR A DISTANCE OF 150.0 FEET; THENCE SOUTH, ALONG A LINE PARALLEL TO AND 150.0 FEET WEST OF SAID EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 OF NW/4) OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 10 WEST, FOR A DISTANCE OF 270.0 TO THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 90; THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT 345.00 WEST OF THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 OF NW/4) OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE NORTH, PARALLEL WITH SAID EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 OF NW/4) OF

SECTION 36, TOWNSHIP 9 SOUTH, RANGE 10 WEST, FOR A DISTANCE OF 474.88 FEET TO THE NORTH LINE OF THE T & NO RAILROADS (SOUTHERN PACIFIC LINES) RIGHT-OF-WAY; THENCE EAST ALONG THE NORTH LINE OF SAID T & NO RAILROADS (SOUTHERN PACIFIC LINES) RIGHT-OF-WAY FOR A DISTANCE OF 345.00 FEET TO A POINT SOUTH OF THE SOUTHEAST (SE) CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE/4-NW/4) OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE NORTH TO THE SOUTHEAST (SE) CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE/4 OF NW/4) OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE WEST TO THE SOUTHEAST (SE) CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW/4 OF NW/4) OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE NORTH TO THE NORTHEAST (NE) CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4 OF SW/4) OF SECTION 25, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE WEST TO THE POINT OF COMMENCEMENT.

**AND ALSO**

THE OLIVET BAPTIST CHURCH PROPERTY BEING:

LOTS 1, 2, 3, 4, AND 5 OF BLOCK 8 J.A.BEL, ET AL SUBURBAN ACRES NO. 1; AND ALSO COMMENCING AT THE NORTHEAST CORNER OF SUBURBAN ACRES NO. 1, THENCE EAST 200 FEET, THENCE SOUTH 521.8 FEET, THENCE WEST 200 FEET, THENCE NORTH 521.8 FEET

**AND ALSO**

THE BEL COMMERCIAL LLC PROPERTY BEING:

THAT CERTAIN TRACT OF LAND SITUATED IN SECTION 10, TOWNSHIP 10 SOUTH, RANGE 10 WEST, CALCASIEU PARISH, LOUISIANA, CONTAINING 247.470 ACRES AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF ROADWAY CENTERLINES FOR MCNAIR ROAD AND RUTH STREET SAID POINT BEING THE POINT OF COMMENCEMENT (P.O.C.); THENCE PROCEED SOUTH 00°53'58" WEST A DISTANCE OF 23.85 FEET; THENCE SOUTH 89°06'02" EAST A DISTANCE OF 49.81 FEET TO THE POINT OF BEGINNING (P.O.B.).

THENCE PROCEED SOUTH 89°33'21" EAST A DISTANCE OF 1287.60 FEET; THENCE NORTH 00°50'01" EAST A DISTANCE OF 1439.40 FEET; THENCE SOUTH 89°36'34" EAST A DISTANCE OF 400.00 FEET; THENCE NORTH 00°50'01" EAST A DISTANCE OF 521.80 FEET; THENCE SOUTH 89°36'34" EAST A DISTANCE OF 935.00 FEET; THENCE SOUTH 01°00'52" WEST A DISTANCE OF 1962.50 FEET; THENCE SOUTH 00°46'17" WEST A DISTANCE OF 2304.25 FEET; THENCE SOUTH 00°59'12" WEST A DISTANCE OF 1404.85 FEET; THENCE SOUTH 89°50'57" WEST A DISTANCE OF 1335.11 FEET; THENCE NORTH 00°59'27" EAST A DISTANCE OF 1064.36 FEET; THENCE NORTH 89°36'04" WEST A DISTANCE OF 1286.19 FEET; THENCE NORTH 00°53'58" EAST A DISTANCE OF 2659.65 FEET TO THE POINT OF BEGINNING (P.O.B.)

**AND ALSO**

THE KEITH AND JANE LYONS PROPERTY BEING:  
THAT CERTAIN TRACT OF LAND SITUATED IN SECTION 11, TOWNSHIP 10 SOUTH, RANGE 10 WEST, CALCASIEU PARISH, LOUISIANA, COMMENCING AT THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 10 SOUTH, RANGE 10 WEST; THENCE SOUTH 660 FEET; THENCE EAST 25 FEET; THENCE NORTH 75.6 FEET; THENCE EAST 146.25 FEET; THENCE SOUTH 75.6 FEET; THENCE EAST 488.5 FEET; THENCE NORTH 229.6 FEET; THENCE WEST 175 FEET; THENCE NORTH 400.4 FEET; THENCE WEST 485 FEET TO THE POINT OF COMMENCEMENT.

**TRACT 4**

A CERTAIN TRACT OF PARCEL OF LAND DESCRIBED AS: COMMENCING 584.4 FEET SOUTH AND 25 FEET EAST OF THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 10 SOUTH, RANGE 10 WEST; THENCE SOUTH 75.6 FEET; THENCE EAST 146.25 FEET; THENCE NORTH 75.6 FEET; THENCE WEST 146.25 FEET TO THE POINT OF COMMENCEMENT.

**AND ALSO**

THE HENRY CHARLES AND LUCILLE ANN MISSE PROPERTY BEING:  
THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER (SW/4) OF SECTION 2, TOWNSHIP 10 SOUTH, RANGE 10 WEST, LA. MERIDIAN, CALCASIEU PARISH, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 353.50 FEET OF LOT SIXTY-TWO (62) OF SECOND SUBDIVISION SULPHUR FARMS, LESS AND EXCEPT PARCEL NO. 44 SOLD TO THE STATE OF LOUISIANA DEPARTMENT OF HIGHWAYS PER CONVEYANCE BOOK 654, PAGE 496, A SUBDIVISION LOCATED IN SECTIONS 2, 3 AND 11, TOWNSHIP 10 SOUTH, RANGE 10 WEST, AS PER PLAT RECORDED IN PLAT BOOK 3 AT PAGE 146, RECORDS OF CALCASIEU PARISH, LOUISIANA.

HEREIN DESCRIBED TRACT CONTAINING 2.41 ACRES, MORE OR LESS, AND SUBJECT TO ANY RIGHT OF WAYS, SERVITUDES AND/OR EASEMENTS OF RECORD OR BY USE.

**AND ALSO**

THE HENRY CHARLES AND LUCILLE ANN MISSE PROPERTY BEING:  
LOTS 4, 5, 6 AND THE SOUTH 19.00 FEET OF LOT 3 OF BLOCK 1 AND THE NORTH 49.00 FEET OF THE EAST 63.70 FEET OF LOT 3 OF BLOCK 1 AND THE EAST 63.70 FEET OF LOT 2 OF BLOCK 1 THAT LIES SOUTH OF A DRAINAGE CANAL ALL IN THE J.A. BEL ETAL SUBURBAN ACRES NO. 1, A SUBDIVISION IN SECTION 10, TOWNSHIP 10 SOUTH, RANGE 10 WEST, LA. MERIDIAN AS PER PLAT RECORDED IN PLAT BOOK 5, PAGE 94 RECORDS OF CALCASIEU PARISH, LOUISIANA.

HEREIN DESCRIBED TRACT CONTAINING 1.07 ACRES, MORE OR LESS.

BE IT FURTHER ORDAINED that this Ordinance shall become effective thirty (30) days after it has been published once in the official journal.

BE IT FURTHER ORDAINED that any and all Ordinances or parts thereof in conflict herewith be and the same are hereby repealed.

A vote was then called with the results as follows:

YEAS: Mrs. Ellender, Mr. Koonce, Mrs. Allison, Mr. Favre, Mr. Moss

NAYS: None

ABSENT: None

And the said ordinance was declared duly adopted on this 13<sup>th</sup> day of January, 2014.

ATTEST:

\_\_\_\_\_  
ARLENE BLANCHARD, Clerk

\_\_\_\_\_  
RANDY FAVRE, Chairman

The next item on the agenda is a public hearing on ordinance enlarging and extending the boundaries of the City of Sulphur for the annexation of Henry Charles Misse and Lucille Ann Misse for the annexation of property located on Hwy. 27 South, between Chennault and Clay Streets. Motion was made by Mr. Koonce seconded by Mr. Moss that the following amendment be made:

**-Add wording**

WHEREAS, subsequent negotiations on the permitted uses will be required to achieve a zoning classification under the city's ordinance. Land use assignment will require coordination and compatibility with parish land use assignments remaining outside of the corporate limits, and

Motion carried.

Motion was then made by Mr. Koonce seconded by Mr. Moss that the following ordinance be adopted to-wit:

**ORDINANCE NO. 1177, M-C SERIES AS AMENDED**

ORDINANCE ENLARGING AND EXTENDING THE BOUNDARIES OF THE CITY OF SULPHUR FOR THE ANNEXATION OF HENRY CHARLES MISSE, LUCILLE ANN MISSE, DAVID ALLEN MISSE AND JULIE THORNE MISSE FOR PROPERTY LOCATED ON HWY. 27 SOUTH, BETWEEN CHENNAULT AND CLAY STREETS.

WHEREAS, the City of Sulphur has received a petition from Henry Charles Misse, Lucille Ann Misse, David Allen Misse and Julie Thorne Misse, for the annexation of certain property which is adjacent to and contiguous to the existing corporate limits of the City of Sulphur, which said property is generally described as lying on Hwy. 27 South, between Chennault and Clay Streets; and

WHEREAS, public notice has been duly given in accordance with law, of the introduction of an ordinance proposing to enlarge and extend the boundaries of the City of Sulphur, Louisiana, to include the said property; and

WHEREAS, after a Public Hearing this date in accordance with the said Public Notice which was duly advertised, it has been deemed desirable that the boundaries of the City of Sulphur, Louisiana, be enlarged and extended to include the said property, no one having appeared to protest said annexation, the said petition for annexation having been signed by the sole property owner's in the area for which annexation is sought; and

WHEREAS, said property, is currently zoned as General Commercial land use district by the Parish; and

WHEREAS, the City of Sulphur requires protection relative to orderly development of compatible land use types; and

WHEREAS, subsequent negotiations on the permitted uses will be required to achieve a zoning classification under the city's ordinance. Land use assignment will require coordination and compatibility with parish land use assignments remaining outside of the corporate limits, and

WHEREAS, all land use classifications will subsequently require specific definition of types and delineation, mutually agreeable.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Sulphur, Louisiana, the governing authority thereof, that the boundaries of the City of Sulphur, Louisiana, be and the same are hereby enlarged and extended to include the following described property situated in the Parish of Calcasieu, State of Louisiana, to-wit:

LOTS 4, 5, 6 AND THE SOUTH 19.00 FEET OF LOT 3 OF BLOCK 1 AND THE NORTH 49.00 FEET OF THE EAST 63.70 FEET OF LOT 3 OF BLOCK 1 AND THE EAST 63.70 FEET OF LOT 2 OF BLOCK 1 THAT LIES SOUTH OF A DRAINAGE CANAL ALL IN THE J.A. BEL ET AL SUBURBAN ACRES NO. 1, A SUBDIVISION IN SECTION 10, TOWNSHIP 10 SOUTH, RANGE 10 WEST, LA. MERIDIAN AS PER PLAT RECORDED IN PLAT BOOK 5, PAGE 94 RECORDS OF CALCASIEU PARISH, LOUISIANA. HEREIN DESCRIBED TRACT CONTAINING 1.07 ACRES, MORE OR LESS.

BE IT FURTHER ORDAINED that the boundaries of the City of Sulphur, Louisiana, be and the same are hereby defined as follows, to-wit:

## **DESCRIPTION OF GEOGRAPHIC BOUNDARIES:**

**REVISED JANUARY 13, 2014 TO INCLUDE MISSE TRACTS ON BROUSSARD  
AND PATTON STREETS, AND ON HIGHWAY 27**

COMMENCING AT THE NORTHEAST (NE) CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 10 WEST, SAID POINT BEING ON THE PRESENT CITY LIMITS LINE OF THE CITY OF SULPHUR, LOUISIANA; THENCE NORTH TO THE NORTHEAST (NE) CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE/4 OF NE/4) OF SAID SECTION 27, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE/4 OF NE/4) TO THE NORTHWEST (NW) CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE/4 OF NE/4) OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE SOUTH ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE/4 OF NE/4) OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 10 WEST, TO THE NORTHEAST (NE) CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER SE/4 OF SW/4) OF NE/4) OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE WEST FOLLOWING THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (S/2 OF SW/4 OF NE/4) OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 10 WEST, TO THE NORTHEAST (NE) CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW/4 OF SW/4 OF NE/4) OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE SOUTH ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW/4 OF SW/4 OF NE/4) TO A POINT 100 FEET NORTH OF THE SOUTH LINE OF THE NORTHEAST QUARTER (NE/4) OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE WEST 100 FEET; THENCE SOUTH 100 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER (NE/4) OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE WEST TO THE SOUTHEAST (SE) CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE NORTH TO THE NORTHEAST (NE) CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 OF NW/4) OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 10 WEST, THENCE WEST TO THE NORTHWEST (NW) CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 OF NW/4) OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE SOUTH ALONG WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 OF NW/4) OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 10 WEST, TO A POINT 65 FEET NORTH OF THE SOUTHWEST (SW) CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 OF NW/4) OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE WEST 168 FEET ALONG A LINE WHICH IS 65 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE NORTHWEST QUARTER (NW/4) OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 10 WEST;

THENCE SOUTH 65 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER (NW/4) OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE WEST TO A POINT 664 FEET EAST OF THE SOUTHWEST (SW) CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW/4 OF NW/4) OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE NORTH 475 FEET; THENCE WEST 639 FEET, MORE OR LESS, TO THE EAST LINE OF NORTH CLAIBORNE STREET; THENCE SOUTH 475 FEET ALONG THE EAST LINE OF NORTH CLAIBORNE STREET TO THE SOUTH LINE OF THE NORTHWEST QUARTER (NW/4) OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE WEST TO THE NORTHWEST (NW) CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 28, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE SOUTH ALONG THE WESTERN CITY LIMITS LINE TO ITS POINT OF INTERSECTION WITH THE NORTH LINE OF U.S. HIGHWAY #90; THENCE WESTERLY ALONG THE NORTH LINE OF U.S. HIGHWAY #90 TO ITS POINT OF INTERSECTION WITH THE CENTERLINE OF KIM STREET EXTENDED; THENCE SOUTH ALONG THE CENTERLINE OF KIM STREET TO THE SOUTHWEST (SW) CORNER OF THE EAST HALF OF THE WEST HALF (E/2 OF W/2) OF SECTION 33, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE EAST ALONG THE CENTERLINE OF SARA STREET TO THE CORNER COMMON TO SECTIONS 3 AND 4, TOWNSHIP 10 SOUTH, RANGE 10 WEST, AND SECTIONS 33 AND 34, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE SOUTH ALONG THE SECTION LINE TO A POINT WHICH IS 150 FEET SOUTH OF THE CENTERLINE OF U.S. INTERSTATE HIGHWAY #10, THENCE WESTERLY ALONG THE LINE WHICH IS 150 FEET SOUTH OF AND PARALLEL TO THE CENTERLINE OF U.S. INTERSTATE HIGHWAY #10, FOR A DISTANCE OF 1247.42 FEET, MORE OR LESS TO THE EAST RIGHT OF WAY LINE OF THE SABINE RIVER DIVERSION CANAL, THENCE SOUTH, MEANDERING ALONG THE EAST RIGHT OF WAY LINE OF THE SABINE RIVER DIVERSION CANAL, FOR A DISTANCE OF 930.2 FEET TO THE SOUTHWEST CORNER OF TRACT 2 OF THE SULPHUR GROUP LLC ANNEXATION, THENCE SOUTH 02° 38' 57" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE OF THE SABINE RIVER DIVERSION CANAL, FOR A DISTANCE OF 91.94 FEET; THENCE SOUTH 00° 34' 27" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE OF THE SABINE RIVER DIVERSION CANAL, FOR A DISTANCE OF 949.18 FEET; THENCE SOUTH 04° 27' 54" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE OF THE SABINE RIVER DIVERSION CANAL, FOR A DISTANCE OF 184.29 FEET; THENCE SOUTH 06° 54' 10" EAST, ALONG THE SAID EAST RIGHT-OF-WAY LINE OF THE SABINE RIVER DIVERSION CANAL, TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 9, FOR A DISTANCE OF 111.95 FEET; THENCE SOUTH 89° 04' 08" EAST, ALONG THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 9, FOR A DISTANCE OF 1245.80 FEET; THENCE EAST ALONG THE SOUTH OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 10, FOR A DISTANCE OF 201.3 FEET MORE OR LESS TO THE SOUTHEAST (SE) CORNER OF THE WEST ONE-THIRD OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (W/3 OF W/2 OF NW/4 OF NW/4) OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 10 WEST; THENCE EAST, ALONG



THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER (N/2-NW/4) OF SECTION 10, FOR A DISTANCE OF 1,401.91 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF A TRACT OF LAND CURRENTLY OR FORMERLY OWNED BY STINE INVESTORS CORPORATION; THENCE SOUTH, ALONG THE WEST LINE OF SAID STINE INVESTORS TRACT, FOR A DISTANCE OF 220.50 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID STINE INVESTORS TRACT; THENCE EAST, ALONG SAID SOUTH LINE OF STINE INVESTORS TRACT, FOR A DISTANCE OF 981.50 FEET, MORE OR LESS, TO THE WEST RIGHT-OF-WAY LINE OF LOUISIANA HIGHWAY #27; THENCE NORTH, ALONG SAID WEST RIGHT-OF-WAY LINE OF LOUISIANA HIGHWAY #27, FOR A DISTANCE OF 220.5 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER (N/2-NW/4) OF SECTION 10; THENCE EAST, ALONG SAID SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER (N/2-NW/4) OF SECTION 10, FOR A DISTANCE OF 106.33 FEET, MORE OR LESS TO THE EAST RIGHT-OF-WAY LINE OF LOUISIANA HIGHWAY #27; THENCE NORTH ALONG THE EAST RIGHT-OF-WAY LINE OF LOUISIANA HIGHWAY #27 TO THE NORTH RIGHT-OF-WAY LINE OF PATCH STREET; THENCE EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF PATCH STREET TO THE WEST RIGHT-OF-WAY LINE OF ALLEN STREET, THENCE NORTH ALONG THE WEST RIGHT-OF-WAY LINE OF ALLEN STREET TO THE NORTH RIGHT-OF-WAY OF PATTON STREET; THENCE CONTINUING NORTH TO THE SOUTH RIGHT-OF-WAY LINE OF U.S. INTERSTATE HIGHWAY #10 (WHICH POINT IS 150 FEET SOUTH OF THE CENTERLINE OF SAID INTERSTATE HIGHWAY #10); THENCE EASTERLY ALONG THE SOUTH RIGHT-OF-WAY LINE WHICH IS 150 FEET SOUTH OF AND PARALLEL TO THE CENTERLINE OF U.S. INTERSTATE HIGHWAY #10 TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF RAMP D OF STATE PROJECT NO. 450-91-36 AT HIGHWAY STATION 146+90.19; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF RAMP D ALONG THE ARC OF A CURVE HAVING A RADIUS OF 1095.92 FEET, (THE CHORD OF WHICH BEARS SOUTH 76°00'32" EAST, A DISTANCE OF 285.86 FEET) FOR A DISTANCE OF 286.68; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF RAMP D ALONG THE ARC OF A CURVE HAVING A RADIUS OF 308.10 FEET (THE CHORD OF WHICH BEARS SOUTH 35°47'20" EAST, A DISTANCE OF 333.12 FEET) FOR A DISTANCE OF 351.95 FEET; THENCE SOUTH 03°03'51" EAST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF RAMP D FOR A DISTANCE OF 244.70 FEET; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF RAMP D ALONG THE ARC OF A CURVE HAVING A RADIUS OF 284.00 FEET (THE CHORD OF WHICH BEARS SOUTH 25°21'45" EAST, A DISTANCE OF 69.71 FEET) FOR A DISTANCE OF 69.88 FEET; THENCE SOUTH 00°36'54" WEST FOR A DISTANCE OF 0.13 FEET; THENCE SOUTH 89°40'08" EAST FOR A DISTANCE OF 0.08 FEET; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF RAMP D ALONG THE ARC OF A CURVE HAVING A RADIUS OF 284.00 FEET (THE CHORD OF WHICH BEARS SOUTH 50°53'18" EAST, A DISTANCE OF 179.72 FEET) FOR A DISTANCE OF 182.86 FEET; THENCE SOUTH 69°20'01" EAST FOR A

DISTANCE OF 109.75 FEET; THENCE SOUTH 00°39'59" WEST FOR A DISTANCE OF 103.20 FEET; THENCE SOUTH 44°07'19" WEST FOR A DISTANCE OF 18.36 FEET TO THE NORTH RIGHT-OF-WAY LINE OF PATTON STREET; THENCE SOUTH 00°40'33" WEST FOR A DISTANCE OF 60.00 FEET TO THE FORMER SOUTH RIGHT-OF-WAY LINE OF PATTON STREET; THENCE NORTH 89°02'44" WEST, ALONG SAID FORMER SOUTH RIGHT-OF-WAY LINE OF PATTON STREET, FOR A DISTANCE OF 91.28 FEET, SAID POINT BEING SOUTH 01°04'29" WEST OF THE NORTHEAST CORNER (NE) OF THE NORTHWEST QUARTER (NW/4) OF SECTION 11, TOWNSHIP 10 SOUTH, RANGE 10 WEST, A DISTANCE OF 30.00 FEET; THENCE NORTH 88°52'23" WEST, ALONG SAID FORMER SOUTH RIGHT-OF-WAY LINE OF PATTON STREET, FOR A DISTANCE OF 156.86; THENCE SOUTH 65°05'32" EAST FOR A DISTANCE OF 318.89 FEET; THENCE NORTH 89°47'51" EAST FOR A DISTANCE OF 220.00 FEET, MORE OR LESS, TO THE EXISTING EAST RIGHT-OF-WAY LINE OF BEGLIS PARKWAY (FORMERLY ARIZONA STREET); THENCE NORTH 67°15'12" EAST FOR A DISTANCE OF 312.86 FEET TO THE EXISTING SOUTH RIGHT-OF-WAY LINE OF PATTON STREET; THENCE NORTH, FOR A DISTANCE OF 30.0 FEET MORE OR LESS TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 10 SOUTH, RANGE 10 WEST, SAID POINT BEING IN THE CENTER OF PATTON STREET; THENCE EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, FOR A DISTANCE OF 692.87 FEET, MORE OF LESS TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2; THENCE NORTH ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2 FOR A DISTANCE OF 943.35 FEET, MORE OR LESS TO ITS INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF U.S. INTERSTATE HIGHWAY #10, SAID POINT BEING 150 FEET SOUTH OF THE CENTERLINE OF U.S. INTERSTATE HIGHWAY #10, STATE PROJECT NO. 450-91-36; THENCE EASTERLY ALONG THE SOUTH RIGHT-OF-WAY LINE WHICH IS 150 FEET SOUTH OF AND PARALLEL TO THE CENTERLINE OF U.S. INTERSTATE HIGHWAY #10 TO THE POINT OF INTERSECTION OF SAID LINE WITH THE NORTH-SOUTH CENTERLINE OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 6, TOWNSHIP 10 SOUTH, RANGE 9 WEST; THENCE CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF U.S. INTERSTATE HIGHWAY #10, SOUTH 1°12' WEST FOR A DISTANCE OF 50 FEET; THENCE CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF U.S. INTERSTATE HIGHWAY #10, SOUTH 89°31'03" EAST FOR A DISTANCE OF 79.59 FEET; THENCE SOUTH 01°05'25" WEST FOR A DISTANCE OF 300.00 FEET; THENCE SOUTH 89°31'03" EAST FOR A DISTANCE OF 200.00 FEET; THENCE SOUTH 01°05'25" WEST FOR A DISTANCE OF 1961.68 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SWISCO ROAD; THENCE SOUTH 89°30'00" EAST, ALONG SAID NORTH LINE, FOR A DISTANCE OF 948.43 FEET TO THE WEST RIGHT-OF-WAY LINE OF LOUISIANA HIGHWAY NUMBER 108; THENCE NORTH 00°51'02" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE OF LOUISIANA HIGHWAY NUMBER 108, FOR A DISTANCE OF 1200.41 FEET; THENCE NORTH 89°49'32" EAST FOR A DISTANCE OF 198.77 FEET, TO A POINT 100 FEET SOUTH

OF THE NORTH LINE OF SECTION 7, TOWNSHIP 10 SOUTH, RANGE 9 WEST, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF LOUISIANA HIGHWAY 108; THENCE SOUTH 00°51'02" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE OF LOUISIANA HIGHWAY 108, FOR A DISTANCE OF 200 FEET; THENCE NORTH 89°49'32" EAST, PARALLEL WITH THE NORTH LINE OF SAID SECTION 7, TOWNSHIP 10 SOUTH, RANGE 9 WEST, FOR A DISTANCE OF 450.00 FEET; THENCE NORTH 00°51'02" EAST, FOR A DISTANCE OF 200.00 FEET; THENCE NORTH 89°49'32" EAST FOR A DISTANCE OF 751.92 FEET TO THE EXISTING CONOCO INC. RIGHT-OF-WAY LINE, THENCE NORTH 26°25'04" EAST FOR A DISTANCE OF 111.79 FEET ALONG THE EXISTING CONOCO INC. RIGHT-OF-WAY LINE TO THE INTERSECTION OF SAID RIGHT-OF-WAY LINE WITH THE SOUTH LINE OF SECTION 6, TOWNSHIP 10 SOUTH, RANGE 9 WEST; THENCE EAST ALONG THE SOUTH LINE OF SECTION 6, TOWNSHIP 10 SOUTH, RANGE 9 WEST, TO THE SOUTHEAST (SE) CORNER OF SECTION 6, TOWNSHIP 10 SOUTH, RANGE 9 WEST; THENCE NORTH ALONG THE EAST LINE OF SECTION 6, TOWNSHIP 10 SOUTH, RANGE 9 WEST, TO THE NORTHEAST (NE) CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 10 SOUTH, RANGE 9 WEST; THENCE WEST ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 10 SOUTH, RANGE 9 WEST TO THE SOUTH RIGHT OF WAY LINE OF U.S. INTERSTATE HIGHWAY #10; THENCE NORTHEASTERLY AND EASTERLY ALONG THE SOUTH RIGHT-OF-WAY LINE OF U.S. INTERSTATE HIGHWAY #10 TO THE POINT OF INTERSECTION OF SAID LINE WITH A LINE WHICH IS AN EXTENSION SOUTH OF THE WEST RIGHT-OF-WAY LINE OF BAYOU D'INDE ROAD (SOMETIMES KNOWN AS PRATER ROAD); THENCE NORTH ALONG SAID EXTENSION OF THE WEST RIGHT-OF-WAY LINE OF BAYOU D'INDE (PRATER) ROAD TO A POINT 30 FEET NORTH OF THE SOUTH LINE OF SECTION 32, TOWNSHIP 9 SOUTH, RANGE 9 WEST, THENCE EAST PARALLEL TO THE SOUTH LINE OF SECTION 32, TOWNSHIP 9 SOUTH, RANGE 9 WEST, TO A POINT 94.74 FEET EAST OF THE WEST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 9 SOUTH, RANGE 9 WEST, THE EXISTING EAST RIGHT-OF-WAY LINE OF STATE ROUTE LA 1134 (BAYOU D'INDE OR PRATER ROAD) WITH THE EXISTING NORTH RIGHT-OF-WAY LINE OF A LOCAL OR PARISH ROAD, THENCE NORTH 89°41'29" EAST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID LOCAL OR PARISH ROAD FOR A DISTANCE OF 1231.32 FEET TO THE INTERSECTION OF SAID RIGHT-OF-WAY LINE WITH THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 9 SOUTH, RANGE 9 WEST, THENCE NORTH 0°45'57" EAST FOR A DISTANCE OF 2290.66 FEET ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 9 SOUTH, RANGE 9 WEST; THENCE NORTH 89°06'04" WEST, A DISTANCE OF 1285.97 FEET TO THE EAST RIGHT-OF-WAY LINE OF LA 1134 ( BAYOU D'INDE OR PRATER ROAD); THENCE NORTH ALONG THE EAST RIGHT-OF-WAY LINE OF BAYOU D'INDE (PRATER) ROAD, FOR A DISTANCE OF 301.57 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE SOUTH LINE OF LOT 6 OF BLOCK A OF THE HEIRS OF SOL RYAN SUBDIVISION;

THENCE EAST, FOR A DISTANCE OF 204.57 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF LOT 6 OF BLOCK A OF THE HEIRS OF SOL RYAN SUBDIVISION; THENCE NORTH , ALONG THE EAST LINE OF SAID LOT 6 OF BLOCK A OF THE HEIRS OF SOL RYAN SUBDIVISION, FOR A DISTANCE OF 716.53 FEET, MORE OR LESS, TO THE CENTERLINE OF U.S. HIGHWAY 90; THENCE EAST, ALONG THE CENTERLINE OF U.S. HIGHWAY 90, FOR A DISTANCE OF 215.70 FEET, MORE OR LESS; THENCE NORTH, ALONG THE EAST LINE OF LOT 5 OF BLOCK B OF SOL RYAN SUBDIVISION, FOR A DISTANCE OF 214.50 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID LOT 5 OF BLOCK B OF SOL RYAN SUBDIVISION, THIS POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF THE T & NO RAILROAD (SOUTHERN PACIFIC LINES); THENCE WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF THE T & NO RAILROAD (SOUTHERN PACIFIC LINES), FOR A DISTANCE OF 490.61 FEET, MORE OR LESS, TO THE WEST RIGHT-OF-WAY LINE OF BAYOU D'INDE (PRATER) ROAD, THENCE NORTH, ALONG SAID WEST RIGHT-OF-WAY LINE OF BAYOU D'INDE (PRATER) ROAD, FOR A DISTANCE OF 200.0 FEET TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID T & NO RAILROAD (SOUTHERN PACIFIC LINES); THENCE WESTERLY ALONG THE NORTH LINE OF SAID T & NO RAILROAD (SOUTHERN PACIFIC LINES) RIGHT-OF-WAY TO A POINT 80 FEET EAST OF THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE OF T & NO RAILROAD (SOUTHERN PACIFIC LINES) WITH THE NORTH-SOUTH CENTER SECTION LINE OF SECTION 31, TOWNSHIP 9 SOUTH RANGE 9 WEST; THENCE SOUTHERLY ALONG A LINE 80 FEET EAST OF AND PARALLEL WITH THE NORTH-SOUTH CENTER SECTION LINE OF SECTION 31, TOWNSHIP 9 SOUTH, RANGE 9 WEST, TO A POINT WHICH IS 80 FEET EAST OF THE NORTHEAST (NE) CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 31, TOWNSHIP 9 SOUTH, RANGE 9 WEST; THENCE WEST 80 FEET TO THE SAID NORTHEAST (NE) CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 31, TOWNSHIP 9 SOUTH, RANGE 9 WEST; THENCE WESTERLY ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 31, TOWNSHIP 9 SOUTH, RANGE 9 WEST, TO A POINT 560 FEET EAST OF THE NORTHWEST (NW) CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4 OF SW/4) OF SECTION 31, TOWNSHIP 9 SOUTH, RANGE 9 WEST; THENCE SOUTH, PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4 OF SW/4) OF SECTION 31, TOWNSHIP 9 SOUTH, RANGE 9 WEST, A DISTANCE OF 170 FEET; THENCE WEST, PARALLEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4 OF SW/4) OF SECTION 31, TOWNSHIP 9 SOUTH, RANGE 9 WEST, A DISTANCE OF 260 FEET; THENCE NORTH, PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4 OF SW/4) OF SECTION 31, TOWNSHIP 9 SOUTH, RANGE 9 WEST, A DISTANCE OF 170 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4 OF SW/4) OF SECTION 31, TOWNSHIP 9 SOUTH, RANGE 9 WEST; THENCE CONTINUING WEST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 31, TOWNSHIP 9 SOUTH, RANGE 9 WEST, AND

CONTINUING WEST ALONG THE EAST-WEST CENTER SECTION LINE OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 10 WEST, TO A POINT 669.38 FEET EAST OF THE SOUTHEAST (SE) CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 OF NW/4) OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE NORTH ALONG A LINE PARALLEL TO AND 669.38 FEET EAST OF THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 OF NW/4) OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 10 WEST, TO THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 90; THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 OF NW/4) OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE NORTH, ALONG SAID EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 OF NW/4) OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 10 WEST, FOR A DISTANCE OF 270.0 TO THE SOUTH LINE OF THE T & NO RAILROADS (SOUTHERN PACIFIC LINES) RIGHT-OF-WAY; THENCE WEST ALONG SAID SOUTH LINE OF THE T & NO RAILROADS (SOUTHERN PACIFIC LINES) RIGHT-OF-WAY FOR A DISTANCE OF 150.0 FEET; THENCE SOUTH, ALONG A LINE PARALLEL TO AND 150.0 FEET WEST OF SAID EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 OF NW/4) OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 10 WEST, FOR A DISTANCE OF 270.0 TO THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 90; THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT 345.00 WEST OF THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 OF NW/4) OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE NORTH, PARALLEL WITH SAID EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 OF NW/4) OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 10 WEST, FOR A DISTANCE OF 474.88 FEET TO THE NORTH LINE OF THE T & NO RAILROADS (SOUTHERN PACIFIC LINES) RIGHT-OF-WAY; THENCE EAST ALONG THE NORTH LINE OF SAID T & NO RAILROADS (SOUTHERN PACIFIC LINES) RIGHT-OF-WAY FOR A DISTANCE OF 345.00 FEET TO A POINT SOUTH OF THE SOUTHEAST (SE) CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE/4-NW/4) OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE NORTH TO THE SOUTHEAST (SE) CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE/4 OF NW/4) OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE WEST TO THE SOUTHEAST (SE) CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW/4 OF NW/4) OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE NORTH TO THE NORTHEAST (NE) CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4 OF SW/4) OF SECTION 25, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE WEST TO THE POINT OF COMMENCEMENT.

**AND ALSO**

THE OLIVET BAPTIST CHURCH PROPERTY BEING:

LOTS 1, 2, 3, 4, AND 5 OF BLOCK 8 J.A.BEL, ET AL SURBUBAN ACRES NO. 1;  
AND ALSO COMMENCING AT THE NORTHEAST CORNER OF SUBURBAN

ACRES NO. 1, THENCE EAST 200 FEET, THENCE SOUTH 521.8 FEET, THENCE WEST 200 FEET, THENCE NORTH 521.8 FEET

**AND ALSO**

THE BEL COMMERCIAL LLC PROPERTY BEING:

THAT CERTAIN TRACT OF LAND SITUATED IN SECTION 10, TOWNSHIP 10 SOUTH, RANGE 10 WEST, CALCASIEU PARISH, LOUISIANA, CONTAINING 247.470 ACRES AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF ROADWAY CENTERLINES FOR MCNAIR ROAD AND RUTH STREET SAID POINT BEING THE POINT OF COMMENCEMENT (P.O.C.); THENCE PROCEED SOUTH 00°53'58" WEST A DISTANCE OF 23.85 FEET; THENCE SOUTH 89°06'02" EAST A DISTANCE OF 49.81 FEET TO THE POINT OF BEGINNING (P.O.B.).

THENCE PROCEED SOUTH 89°33'21" EAST A DISTANCE OF 1287.60 FEET; THENCE NORTH 00°50'01" EAST A DISTANCE OF 1439.40 FEET; THENCE SOUTH 89°36'34" EAST A DISTANCE OF 400.00 FEET; THENCE NORTH 00°50'01" EAST A DISTANCE OF 521.80 FEET; THENCE SOUTH 89°36'34" EAST A DISTANCE OF 935.00 FEET; THENCE SOUTH 01°00'52" WEST A DISTANCE OF 1962.50 FEET; THENCE SOUTH 00°46'17" WEST A DISTANCE OF 2304.25 FEET; THENCE SOUTH 00°59'12" WEST A DISTANCE OF 1404.85 FEET; THENCE SOUTH 89°50'57" WEST A DISTANCE OF 1335.11 FEET; THENCE NORTH 00°59'27" EAST A DISTANCE OF 1064.36 FEET; THENCE NORTH 89°36'04" WEST A DISTANCE OF 1286.19 FEET; THENCE NORTH 00°53'58" EAST A DISTANCE OF 2659.65 FEET TO THE POINT OF BEGINNING (P.O.B.)

**AND ALSO**

THE KEITH AND JANE LYONS PROPERTY BEING:

THAT CERTAIN TRACT OF LAND SITUATED IN SECTION 11, TOWNSHIP 10 SOUTH, RANGE 10 WEST, CALCASIEU PARISH, LOUISIANA, COMMENCING AT THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 10 SOUTH, RANGE 10 WEST; THENCE SOUTH 660 FEET; THENCE EAST 25 FEET; THENCE NORTH 75.6 FEET; THENCE EAST 146.25 FEET; THENCE SOUTH 75.6 FEET; THENCE EAST 488.5 FEET; THENCE NORTH 229.6 FEET; THENCE WEST 175 FEET; THENCE NORTH 400.4 FEET; THENCE WEST 485 FEET TO THE POINT OF COMMENCEMENT.

TRACT 4

A CERTAIN TRACT OF PARCEL OF LAND DESCRIBED AS: COMMENCING 584.4 FEET SOUTH AND 25 FEET EAST OF THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 10 SOUTH, RANGE 10 WEST; THENCE SOUTH 75.6 FEET; THENCE EAST 146.25 FEET; THENCE NORTH 75.6 FEET; THENCE WEST 146.25 FEET TO THE POINT OF COMMENCEMENT.

**AND ALSO**

THE HENRY CHARLES AND LUCILLE ANN MISSE PROPERTY BEING:

THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER (SW/4) OF SECTION 2, TOWNSHIP 10 SOUTH, RANGE 10 WEST, LA.

MERIDIAN, CALCASIEU PARISH, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 353.50 FEET OF LOT SIXTY-TWO (62) OF SECOND SUBDIVISION SULPHUR FARMS, LESS AND EXCEPT PARCEL NO. 44 SOLD TO THE STATE OF LOUISIANA DEPARTMENT OF HIGHWAYS PER CONVEYANCE BOOK 654, PAGE 496, A SUBDIVISION LOCATED IN SECTIONS 2, 3 AND 11, TOWNSHIP 10 SOUTH, RANGE 10 WEST, AS PER PLAT RECORDED IN PLAT BOOK 3 AT PAGE 146, RECORDS OF CALCASIEU PARISH, LOUISIANA.

HEREIN DESCRIBED TRACT CONTAINING 2.41 ACRES, MORE OR LESS, AND SUBJECT TO ANY RIGHT OF WAYS, SERVITUDES AND/OR EASEMENTS OF RECORD OR BY USE.

**AND ALSO**

THE HENRY CHARLES AND LUCILLE ANN MISSE PROPERTY BEING:

LOTS 4, 5, 6 AND THE SOUTH 19.00 FEET OF LOT 3 OF BLOCK 1 AND THE NORTH 49.00 FEET OF THE EAST 63.70 FEET OF LOT 3 OF BLOCK 1 AND THE EAST 63.70 FEET OF LOT 2 OF BLOCK 1 THAT LIES SOUTH OF A DRAINAGE CANAL ALL IN THE J.A. BEL ETAL SUBURBAN ACRES NO. 1, A SUBDIVISION IN SECTION 10, TOWNSHIP 10 SOUTH, RANGE 10 WEST, LA. MERIDIAN AS PER PLAT RECORDED IN PLAT BOOK 5, PAGE 94 RECORDS OF CALCASIEU PARISH, LOUISIANA.

HEREIN DESCRIBED TRACT CONTAINING 1.07 ACRES, MORE OR LESS.

BE IT FURTHER ORDAINED that this Ordinance shall become effective thirty (30) days after it has been published once in the official journal.

BE IT FURTHER ORDAINED that any and all Ordinances or parts thereof in conflict herewith be and the same are hereby repealed.

A vote was then called with the results as follows:

YEAS: Mrs. Ellender, Mr. Koonce, Mrs. Allison, Mr. Favre, Mr. Moss

NAYS: None

ABSENT: None

And the said ordinance was declared duly adopted on this 13<sup>th</sup> day of January, 2014.

ATTEST:

\_\_\_\_\_  
ARLENE BLANCHARD, Clerk

\_\_\_\_\_  
RANDY FAVRE, Chairman

The next item on the agenda is an introduction of ordinance authorizing Mayor Christopher L. Duncan to enter into a Cooperative Endeavor Agreement with Bel

Commercial LLC, Belle Savanne Development, LLC and Calcasieu Parish Police Jury for the annexation of 247 acres south of I-10, east of Hwy. 27. Mitch Redd, City Attorney, stated that they were working on details in agreement. The final product will be similar to this draft. Mark McMurry addressed the Council and stated that Phase I of this development will be single family homes (less than 100 homes). The second phase will be multi-family and commercial which will be across from Carlyss Drive. After discussion, motion was made by Mr. Koonce seconded by Mr. Moss that the following ordinance be introduced:

ORDINANCE AUTHORIZING MAYOR CHRISTOPHER L. DUNCAN TO ENTER INTO A COOPERATIVE ENDEAVOR AGREEMENT WITH BEL COMMERCIAL LLC, BELLE SAVANNE DEVELOPMENT, LLC AND CALCASIEU PARISH POLICE JURY.

Motion was then made by Mr. Koonce seconded by Mr. Moss that the said ordinance be filed and remain on file with the Clerk of the Council, in final form, for public inspection and that the Mayor is hereby authorized and instructed to publish the Public Notice of Introduction of the above proposed ordinance in “The Southwest Daily News”, the official journal of the City of Sulphur, Louisiana, and that the said Notice of Introduction of the above ordinance is substantially in the following form:

#### **PUBLIC NOTICE**

PUBLIC NOTICE is hereby given, in accordance with Section 2-12B of the Home Rule Charter of the City of Sulphur, the following ordinance:

ORDINANCE AUTHORIZING MAYOR CHRISTOPHER L. DUNCAN TO ENTER INTO A COOPERATIVE ENDEAVOR AGREEMENT WITH BEL COMMERCIAL LLC, BELLE SAVANNE DEVELOPMENT, LLC AND CALCASIEU PARISH POLICE JURY.

A public hearing on said ordinance will be held at 5:30 p.m. on the 10<sup>th</sup> day of February, 2014, in the City of Sulphur Council Chambers in Sulphur, Louisiana.



CITY OF SULPHUR, LOUISIANA

BY: \_\_\_\_\_

RANDY FAVRE, Chairman

Motion carried.

The next item on the agenda is an introduction of ordinance declaring certain surplus movable property (vehicles, computers and equipment) and authorizing the disposal of same. Motion was made by Mr. Moss seconded by Mr. Koonce that the following ordinance be introduced:

AN ORDINANCE DECLARING CERTAIN SURPLUS MOVABLE PROPERTY (VEHICLES, EQUIPMENT AND COMPUTERS) OF THE CITY OF SULPHUR AND PROVIDING FOR THE DISPOSAL THEREOF.

Motion was then made by Mr. Moss seconded by Mr. Koonce that the said ordinance be filed and remain on file with the Clerk of the Council, in final form, for public inspection and that the Mayor is hereby authorized and instructed to publish the Public Notice of Introduction of the above proposed ordinance in "The Southwest Daily News", the official journal of the City of Sulphur, Louisiana, and that the said Notice of Introduction of the above ordinance is substantially in the following form:

**PUBLIC NOTICE**

PUBLIC NOTICE is hereby given, in accordance with Section 2-12B of the Home Rule Charter of the City of Sulphur, the following ordinance:

AN ORDINANCE DECLARING CERTAIN SURPLUS MOVABLE PROPERTY (VEHICLES, EQUIPMENT AND COMPUTERS) OF THE CITY OF SULPHUR AND PROVIDING FOR THE DISPOSAL THEREOF.

A public hearing on said ordinance will be held at 5:30 p.m. on the 10<sup>th</sup> day of February, 2014, in the City of Sulphur Council Chambers in Sulphur, Louisiana.

CITY OF SULPHUR, LOUISIANA

BY: \_\_\_\_\_

RANDY FAVRE, Chairman

Motion carried.

The next item on the agenda is an introduction of ordinance amending Ordinance No. 332, M-C Series adopted July 13, 1998 to provide for an amendment to Section 5-24 (a) Fees. Mayor Duncan stated that this amendment will allow City Council to establish fees rather than how it's currently stated "in accordance with Standard Building Code". Motion was made by Mr. Moss seconded by Mr. Koonce that the following ordinance be introduced:

AN ORDINANCE AMENDING ORDINANCE NO. 332, M-C SERIES  
ADOPTED JULY 13, 1998, TO PROVIDE FOR AN AMENDMENT TO  
SECTION 5-24 (a) - FEES OF THE CODE OF ORDINANCES OF THE CITY OF  
SULPHUR.

Motion was then made by Mr. Moss seconded by Mr. Koonce that the said ordinance be filed and remain on file with the Clerk of the Council, in final form, for public inspection and that the Mayor is hereby authorized and instructed to publish the Public Notice of Introduction of the above proposed ordinance in "The Southwest Daily News", the official journal of the City of Sulphur, Louisiana, and that the said Notice of Introduction of the above ordinance is substantially in the following form:

#### **PUBLIC NOTICE**

PUBLIC NOTICE is hereby given, in accordance with Section 2-12B of the Home Rule Charter of the City of Sulphur, the following ordinance:

AN ORDINANCE AMENDING ORDINANCE NO. 332, M-C SERIES  
ADOPTED JULY 13, 1998, TO PROVIDE FOR AN AMENDMENT TO  
SECTION 5-24 (a) - FEES OF THE CODE OF ORDINANCES OF THE CITY OF  
SULPHUR.

A public hearing on said ordinance will be held at 5:30 p.m. on the 10<sup>th</sup> day of February, 2014, in the City of Sulphur Council Chambers in Sulphur, Louisiana.

CITY OF SULPHUR, LOUISIANA

BY: \_\_\_\_\_  
RANDY FAVRE, Chairman

Motion carried.

The next item on the agenda is an introduction of ordinance repealing Ordinance No. 1034, M-C Series adopted March 14, 2011 which amended and re-enacted the Comprehensive Building Regulations for the City of Sulphur. Motion was made by Mr. Koonce seconded by Mr. Moss that the following ordinance be introduced:

ORDINANCE REPEALING ORDINANCE NO. 1034, M-C SERIES,  
ADOPTED ON MARCH 14, 2011, WHICH AMENDED AND RE-  
ENACTED THE COMPREHENSIVE BUILDING REGULATIONS FOR  
THE CITY OF SULPHUR.

Motion was then made by Mr. Koonce seconded by Mr. Moss that the said ordinance be filed and remain on file with the Clerk of the Council, in final form, for public inspection and that the Mayor is hereby authorized and instructed to publish the Public Notice of Introduction of the above proposed ordinance in “The Southwest Daily News”, the official journal of the City of Sulphur, Louisiana, and that the said Notice of Introduction of the above ordinance is substantially in the following form:

#### **PUBLIC NOTICE**

PUBLIC NOTICE is hereby given, in accordance with Section 2-12B of the Home Rule Charter of the City of Sulphur, the following ordinance:

ORDINANCE REPEALING ORDINANCE NO. 1034, M-C SERIES,  
ADOPTED ON MARCH 14, 2011, WHICH AMENDED AND RE-  
ENACTED THE COMPREHENSIVE BUILDING REGULATIONS FOR  
THE CITY OF SULPHUR.

A public hearing on said ordinance will be held at 5:30 p.m. on the 10<sup>th</sup> day of February, 2014, in the City of Sulphur Council Chambers in Sulphur, Louisiana.

CITY OF SULPHUR, LOUISIANA

BY: \_\_\_\_\_

RANDY FAVRE, Chairman

Motion carried.

The next item on the agenda is an introduction of ordinance amending 5-21 of the Code of Ordinances to adopt the 2014 Louisiana State Uniform Construction Code. Mayor Duncan stated that the public hearing will be held on March 18<sup>th</sup> at 5:30 p.m. Motion was made by Mr. Koonce seconded by Mr. Moss that the following ordinance be introduced:

**ORDINANCE AMENDING 5-21 OF THE CODE OF ORDINANCES OF  
THE CITY OF SULPHUR TO ADOPT THE LOUISIANA STATE  
UNIFORM CONSTRUCTION CODE.**

Motion was then made by Mr. Koonce seconded by Mr. Moss that the said ordinance be filed and remain on file with the Clerk of the Council, in final form, for public inspection and that the Mayor is hereby authorized and instructed to publish the Public Notice of Introduction of the above proposed ordinance in “The Southwest Daily News”, the official journal of the City of Sulphur, Louisiana, and that the said Notice of Introduction of the above ordinance is substantially in the following form:

**PUBLIC NOTICE**

PUBLIC NOTICE is hereby given, in accordance with Section 2-12B of the Home Rule Charter of the City of Sulphur, the following ordinance:

**ORDINANCE AMENDING 5-21 OF THE CODE OF ORDINANCES OF  
THE CITY OF SULPHUR TO ADOPT THE LOUISIANA STATE  
UNIFORM CONSTRUCTION CODE.**

A public hearing on said ordinance will be held at 5:30 p.m. on the 18<sup>th</sup> day of March, 2014, in the City of Sulphur Council Chambers in Sulphur, Louisiana.

CITY OF SULPHUR, LOUISIANA

BY: \_\_\_\_\_

RANDY FAVRE, Chairman

Motion carried.

The next item on the agenda is an introduction of ordinance repealing Ordinance No. 202, M-C Series adopted June 13, 1994, which set forth fees for permits for new construction, repair or remodeling, residential and commercial. Mayor Duncan stated that

this was the old fee schedule that wasn't repealed years ago. Motion was made by Mr.

Moss seconded by Mr. Koonce that the following ordinance be introduced:

ORDINANCE REPEALING ORDINANCE NO. 202, M-C SERIES,  
ADOPTED ON JUNE 13, 1994 WHICH SET FORTH FEES FOR  
PERMITS FOR NEW CONSTRUCTION, REPAIR OR REMODELING,  
RESIDENTIAL AND COMMERCIAL.

Motion was then made by Mr. Moss seconded by Mr. Koonce that the said ordinance be filed and remain on file with the Clerk of the Council, in final form, for public inspection and that the Mayor is hereby authorized and instructed to publish the Public Notice of Introduction of the above proposed ordinance in "The Southwest Daily News", the official journal of the City of Sulphur, Louisiana, and that the said Notice of Introduction of the above ordinance is substantially in the following form:

### **PUBLIC NOTICE**

PUBLIC NOTICE is hereby given, in accordance with Section 2-12B of the Home Rule Charter of the City of Sulphur, the following ordinance:

ORDINANCE REPEALING ORDINANCE NO. 202, M-C SERIES,  
ADOPTED ON JUNE 13, 1994 WHICH SET FORTH FEES FOR  
PERMITS FOR NEW CONSTRUCTION, REPAIR OR REMODELING,  
RESIDENTIAL AND COMMERCIAL.

A public hearing on said ordinance will be held at 5:30 p.m. on the 10<sup>th</sup> day of February, 2014, in the City of Sulphur Council Chambers in Sulphur, Louisiana.

CITY OF SULPHUR, LOUISIANA

BY: \_\_\_\_\_

RANDY FAVRE, Chairman

Motion carried.

The next item on the agenda is an introduction of ordinance setting forth fees for permits for new construction, repair and remodeling, residential and commercial, gas, electrical and plumbing, demolition, house moving and mobile home permits. Mayor

Duncan stated that the only change would be the threshold in the cost schedule. The change will be as follows:

0 – 300	\$0
301-1000	\$15.00

Motion was then made by Mr. Koonce seconded by Mr. Moss that the following ordinance be introduced:

ORDINANCE SETTING FORTH FEES FOR PERMITS FOR NEW CONSTRUCTION, REPAIR OR REMODELING, RESIDENTIAL AND COMMERCIAL, GAS, ELECTRICAL AND PLUMBING, DEMOLITION, HOUSE MOVING AND MOBILE HOME PERMITS.

Motion was then made by Mr. Koonce seconded by Mr. Moss that the said ordinance be filed and remain on file with the Clerk of the Council, in final form, for public inspection and that the Mayor is hereby authorized and instructed to publish the Public Notice of Introduction of the above proposed ordinance in “The Southwest Daily News”, the official journal of the City of Sulphur, Louisiana, and that the said Notice of Introduction of the above ordinance is substantially in the following form:

### **PUBLIC NOTICE**

PUBLIC NOTICE is hereby given, in accordance with Section 2-12B of the Home Rule Charter of the City of Sulphur, the following ordinance:

ORDINANCE SETTING FORTH FEES FOR PERMITS FOR NEW CONSTRUCTION, REPAIR OR REMODELING, RESIDENTIAL AND COMMERCIAL, GAS, ELECTRICAL AND PLUMBING, DEMOLITION, HOUSE MOVING AND MOBILE HOME PERMITS.

A public hearing on said ordinance will be held at 5:30 p.m. on the 10<sup>th</sup> day of February, 2014, in the City of Sulphur Council Chambers in Sulphur, Louisiana.

CITY OF SULPHUR, LOUISIANA

BY: \_\_\_\_\_

RANDY FAVRE, Chairman

Motion carried.

The next item on the agenda is a resolution approving and accepting Substantial Completion for the 2011-2012 Overlay Project. Mayor Duncan stated that there was an issue on Starlin Street where the home owner says that the contractor busted the driveway. Mr. Koonce stated that the driveway has been there for 30-40 years and wasn't busted until the overlay was done and there's a good possibility that the contractor is responsible. It would cost approximately \$300-\$400 to fix it. Mr. Bruce stated that there is a statutory retainage clause. If the contractor is at fault then it will be held out of his money. Mr. Favre stated that this is between the homeowner and contractor. It's a civil matter. Mr. Koonce stated that it's the City's responsibility because we have a contract with that contractor. Mayor Duncan stated that he had photos of before and after and he would send to the Council. After discussion, motion was made by Mr. Koonce seconded by Mr. Moss that the following resolution be adopted to-wit:

RESOLUTION NO. 2684, M-C SERIES

Resolution accepting Substantial Completion for the 2011-2012 Overlay Project.

BE IT RESOLVED by the City Council of the City of Sulphur, Louisiana, the governing authority thereof, that they do hereby accept Substantial Completion for the 2011-2012 Overlay Project.

A vote was then called with the results as follows:

YEAS: Mrs. Ellender, Mrs. Allison, Mr. Favre, Mr. Moss

NAYS: Mr. Koonce

ABSENT: None

And the said resolution was declared duly adopted on this 13<sup>th</sup> day of January, 2014.

ATTEST:

\_\_\_\_\_  
ARLENE BLANCHARD, Clerk

\_\_\_\_\_  
RANDY FAVRE, Chairman

The next item on the agenda is a resolution setting dates for the Sulphur City Council and Land Use Commission meetings for 2014. Motion was made by Mrs. Ellender seconded by Mr. Moss that the following resolution be adopted to-wit:

**RESOLUTION NO. 2685, M-C SERIES**

Resolution setting dates for the Sulphur City Council and Land Use Commission meetings for 2014.

BE IT RESOLVED by the City Council of the City of Sulphur, Louisiana, the governing authority thereof, that they do hereby set the following dates for the Sulphur City Council and Land Use Commission meetings for 2014 as follows:

**City Council**

Monday, January 13  
Monday, February 10  
Monday, March 10  
Monday, April 14  
Monday, May 12  
Monday, June 9  
Monday, July 14  
Monday, August 11  
Monday, September 8  
Tuesday, October 14  
Monday, November 10  
Monday, December 8

**Land Use**

Tuesday, January 21  
Tuesday, February 18  
Monday, March 17  
Monday, April 21  
Monday, May 19  
Monday, June 16  
Monday, July 21  
Monday, August 18  
Monday, September 15  
Monday, October 20  
Monday, November 17  
Monday, December 15

A vote was then called with the results as follows:

YEAS: Mrs. Ellender, Mr. Koonce, Mrs. Allison, Mr. Favre, Mr. Moss

NAYS: None

ABSENT: None

And the said resolution was declared duly adopted on this 13<sup>th</sup> day of January, 2014.

ATTEST:

\_\_\_\_\_  
ARLENE BLANCHARD, Clerk

\_\_\_\_\_  
RANDY FAVRE, Chairman

The next item on the agenda is a resolution approving liquor licenses for 2014. Mr.

Koonce stated that several stores have been caught selling to minors. He thinks that if a store gets caught twice selling to minors the Council has the right to revoke their license.



Henry Misse, Misses Grocery, addressed the Council and stated that it should be the cashier who has to suffer the consequences, not the store itself. That cashier is responsible for their own actions. Those cashiers have to attend a class to be able to sell the beer. Take their card away but don't punish the store itself. Motion was then made by Mr. Moss seconded by Mr. Koonce that the following resolution be adopted to-wit:

**RESOLUTION NO. 2686, M-C SERIES**

Resolution approving liquor licenses for 2014.

BE IT RESOLVED by the City Council of the City of Sulphur, Louisiana, the governing authority thereof, that they do hereby approve the below liquor licenses for 2014:

<b><u>Business</u></b>	<b><u>Class</u></b>
A & B Tobacco	B
American Legion Post 179	A
Bebop's Ice House	A
Brookshire Brothers #47	B
Casa Ole #48	A
Cash Magic Winner's Choice	A
Cash Magic Winner's Choice-CS	B
Chili's Grill and Bar	A
Circle A	B
Circle K #8337	B
Circle K #8339	B
Circle K #8340	B
Circle K #8342	B
Coconuts Bar and Grill	A
Cuz's Bar	A
CVS/Pharmacy #5612	B
Delta Food Mart #4	B
E-Z Mart #694	B
Fifth Wheel Conoco	B
First Stop #1	B
Food Mart	B
Holiday Inn	A
Hollier's Cajun Kitchen	A
Jackpot Junction Casino	A
Joe's Pizza and Pasta	A
Johnny T's BBQ	A

Kaw-Liga's WDN Indian Club	A
Kroger #747	B
Kroger Kwik Shop #747	B
La Rumba	A
LeBleu's Landing	A
Mae Mae's #295	B
Maplewood Discount	B
Market Basket #41	B
Misse's Grocery	B
Mission Fuel	B
Mr Gatti's Pizza	A
Novrozsky's Hamburgers	A
Pitt Grill	A
Pizza Hut #2676	A
Pizza Hut #2677	A
Quick Stop	B
Quick Stuff	B
Richard's Boudin & Seafood Mart	A
Rite Aid #7311	B
Royal Palace	A
Shop Rite #69	B
Smoker's Paradise	B
Sulphur Truckstop & Casino	A
Sulphur Truckstop-C Store	B
Sulphur VFW Post 8107	A
Sundown Super Saver	B
The Boiling Point	A
The Sausage Link	A
Tobacco Plus, Inc #1	B
Wal-Mart Supercenter #331	B
Walgreens #10509	B
Walgreens #2920	B
West Cal Arena	A
X-Prez Tobacco	B

A vote was then called with the results as follows:

YEAS: Mrs. Ellender, Mr. Koonce, Mrs. Allison, Mr. Favre, Mr. Moss

NAYS: None

ABSENT: None

And the said resolution was declared duly adopted on this 13<sup>th</sup> day of January, 2014.

ATTEST:

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ARLENE BLANCHARD, Clerk

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RANDY FAVRE, Chairman

The next item on the agenda is a resolution authorizing Mayor Christopher L. Duncan to request legislation establishing an exception to the statutory structure for the Board of Zoning Adjustment. Mr. Bruce, Land Use Administrator, stated that this is the first step in the overhaul of the Land Use ordinance. We are trying to adopt the Mandeville model. This model allows two boards in one. The same individuals will serve on both boards (Land Use and Board of Zoning Adjustment). This structure will take an exception to the statutory law. Mr. Koonce stated that he feels that it's the Council's responsibility to grant variances, etc.; that's what they were elected to do. Mr. Favre stated that he doesn't have a problem giving the BZA the authority to grant variances. Each Council person appointed a Land Use Commissioner so we should have trust in them to make the right decisions. This amendment will allow for only 1 meeting when requesting a variance. Mr. Koonce stated that he doesn't feel that two meetings is a difficult process for a variance. Mr. Moss stated that most people skip the Land Use meeting and only come to the Council meeting for the public hearing. Bill LeBlanc addressed the Council and stated that the current process is too cumbersome. After discussion, motion was made by Mrs. Allison seconded by Mr. Koonce that the following resolution be adopted to-wit:

**RESOLUTION NO. 2687, M-C SERIES**

Resolution authorizing the drafting and submission of enabling legislation regarding the creation of a Board of Adjustment for the City of Sulphur.

WHEREAS, the City of Sulphur is updating its land use ordinance; and

WHEREAS, state law provides for the appointment of a Board of Adjustment by local municipalities under Louisiana Revised Statutes 33:4727; and

WHEREAS, the City of Sulphur desires to establish the structure and functions of this Board without increasing the number of appointive personnel; and

WHEREAS, precedent has been established prior through state legislation, specifically Louisiana Revised Statutes 33:4727.1; and

WHEREAS, that precedent includes the City of Mandeville's structure of a Board of Adjustment powers to be assigned to its zoning commission; and

WHEREAS, that the intent and result of the precedent established in Louisiana Revised Statutes 33:4727.1 appears compatible with the City of Sulphur's intent;

BE IT RESOLVED by the City Council of the City of Sulphur, the governing authority thereof, that they do hereby authorize Mayor Christopher L. Duncan to authorize to develop and submit enabling legislation and the appropriate language for review and approval by the City Council to be submitted to the Louisiana Legislature in the next Regular Session of 2014. Such enabling legislation shall define the structure, duties and requirements of the city's proposed Board of Adjustment as part of the updated land use ordinance. Specifically, to include structural requirements shall allow the City of Sulphur to authorize the zoning commission of the City of Sulphur to exercise all of the powers, duties and responsibilities which may be exercised under the provisions of Louisiana Revised Statutes 33:4727 by a board of adjustment.

BE IT FURTHER RESOLVED that they do hereby authorize Mayor Christopher L. Duncan to request the Southwest Louisiana Legislative Delegation to establish an exception to the statutory structure for the Board of Zoning Adjustment.

A vote was then called with the results as follows:

YEAS: Mrs. Ellender, Mrs. Allison, Mr. Favre, Mr. Moss

NAYS: Mr. Koonce

ABSENT: None

And the said resolution was declared duly adopted on this 13<sup>th</sup> day of January, 2014.

ATTEST:

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ARLENE BLANCHARD, Clerk

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RANDY FAVRE, Chairman

The next item on the agenda is a resolution authorizing Mayor Christopher L. Duncan to submit application for the 2013 Louisiana Local Road Safety Program. Motion

was made by Mr. Moss seconded by Mr. Koonce that the following resolution be adopted to-wit:

RESOLUTION NO. 2688, M-C SERIES

Resolution authorizing Mayor Christopher L. Duncan to submit application for the 2013 Louisiana Local Road Safety Program.

BE IT RESOLVED by the City Council of the City of Sulphur, Louisiana, the governing authority thereof, that they do hereby authorize Mayor Christopher L. Duncan to submit application for the 2013 Louisiana Local Road Safety Program.

A vote was then called with the results as follows:

YEAS: Mrs. Ellender, Mr. Koonce, Mrs. Allison, Mr. Favre, Mr. Moss

NAYS: None

ABSENT: None

And the said resolution was declared duly adopted on this 13<sup>th</sup> day of January, 2014.

ATTEST:

\_\_\_\_\_  
ARLENE BLANCHARD, Clerk

\_\_\_\_\_  
RANDY FAVRE, Chairman

The next item on the agenda is an introduction of ordinance to abandon a portion of right of way on West Verdine Street. Mr. Bruce stated that there is an existing right of way between 523 and 607 West Verdine Street. The City will retain a 25' easement. No structure can be built on this right of way in case the City needs to access it. Mayor Duncan stated that there is currently a structure on this easement. We need to look at the ordinance again and make some changes since the ordinance specifically states "no structure may be placed within said easement". Also in the ordinance we need to make the property owners requesting the abandonment pay for recording fees, survey, etc. We will meet with the property owners before the public hearing to discuss with them. Motion was then made by Mrs. Ellender seconded by Mr. Koonce that the following ordinance be introduced:

AN ORDINANCE TO ABANDON A PORTION OF RIGHT-OF-WAY ON  
WEST VERDINE STREET.

Motion was then made by Mrs. Ellender seconded by Mr. Koonce that the said ordinance be filed and remain on file with the Clerk of the Council, in final form, for public inspection and that the Mayor is hereby authorized and instructed to publish the Public Notice of Introduction of the above proposed ordinance in "The Southwest Daily News", the official journal of the City of Sulphur, Louisiana, and that the said Notice of Introduction of the above ordinance is substantially in the following form:

**PUBLIC NOTICE**

PUBLIC NOTICE is hereby given, in accordance with Section 2-12B of the Home Rule Charter of the City of Sulphur, the following ordinance:

AN ORDINANCE TO ABANDON A PORTION OF RIGHT-OF-WAY ON  
WEST VERDINE STREET.

A public hearing on said ordinance will be held at 5:30 p.m. on the 10<sup>th</sup> day of February, 2014, in the City of Sulphur Council Chambers in Sulphur, Louisiana.

CITY OF SULPHUR, LOUISIANA

BY: \_\_\_\_\_

RANDY FAVRE, Chairman

Motion carried.

With there being no further business to come before the Council, the Chairman declared the meeting adjourned.

ATTEST:

\_\_\_\_\_  
ARLENE BLANCHARD, Clerk

\_\_\_\_\_  
RANDY FAVRE, Chairman

1/13/14  
7:02 P.M.