

Silver Point, LLC  
P.O. Box 52868  
Shreveport, LA 71135

December 20, 2016

Mr. William Talton  
City of Shreveport  
505 Travis Street  
Shreveport, LA 71101

Mr. Talton:

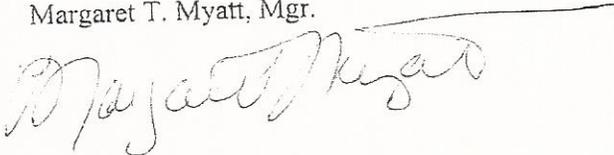
We are writing to request the annexation into the City of Shreveport. The property to be annexed is Silver Point at Lakeside on Long Lake, Unit 1. The two property owners, Moon Realty, LLC and Sunflower Productions, LLC, support this request as indicated by their signatures below.

Please let me know if there is additional information needed regarding this request.

Sincerely,

SILVERPOINT, L.L.C

Margaret T. Myatt, Mgr.

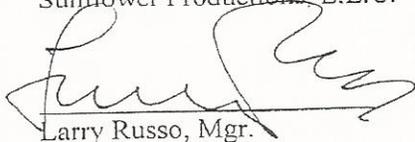


Moon Realty, LLC



L. David Myatt, Mgr.

Sunflower Productions, L.L.C.



Larry Russo, Mgr.

February 20, 2017

Director Barbara Featherston  
Department of Water & Sewerage  
P.O. Box 31109  
Shreveport, LA 71130

RE: Application for Water Services for  
Silver Point at Lakeside, Unit No. 1  
(29.989 Acres)

Dear Director:

I am herewith requesting that I be granted the authority to make a connection to the City of Shreveport's water and/or sewer mains to serve my property which I own as described above.

I hereby agree to secure all permits and inspections required by the City of Shreveport comprehensive Building Code, all in accordance with the provisions of Section 94-6, "Compliance with building code" and 94-7, "Water and Sewer Outside City – Request for Annexation" of the Code of Ordinances of the City of Shreveport as stipulated below.

**Sec. 94-6** All new buildings or structures located within or outside the corporate city limits, and any addition, modifications, alterations or repairs of existing buildings that utilize the water or sewer facilities of the city, shall comply with the requirements of the city comprehensive building code as amended, including the securing of all permits and inspections required by such code. (Code 1971, Section 37-1; Ord. No. 112 of 1992, Section 37-8, 8-11-92)

**Sec. 94-7** Water or Sewer service outside City-Request for Annexation

(a) As a condition precedent to the initial connection into the city water or sewer line, or both, the application for the water or sewer connection must be accompanied by a written request for annexation to the city, and approved by the City Council.

(b) If, at any time the initial request for connection is

made and the written request for annexation is submitted, the area upon which said facility is located is not contiguous with the city limits or otherwise not legally available for annexation, the owner of the property shall enter into a contract with the city, to be approved by the City Council, which contract shall provide that the property owner shall not withdraw the written request for annexation: that the written request for annexation shall be kept in full force and effect until such time as said area becomes legally available for annexation, and that if the annexation request is withdrawn the facility shall be disconnected from city water and/or sewer service(s). The contract shall be recorded in the conveyance records of Caddo Parish or Bossier Parish, Louisiana as the case may be, and may not be assigned without approval of the City Council.

- (c) If the area is acquired by a new owner, the new owner shall within 90 days of acquiring the property, submit a written request for annexation of the area to the city and execute a contract as specified in this section to be approved by the City Council. If no such request or contract is received within the time specified, the area shall be disconnected from city water and/or sewerage service.

I further agree to fully comply with all regulations and requirements set forth by the Department of Water & Sewerage, all in accordance with Section 94-8, "Same Property to be subject to other city regulations" of the City of Shreveport Code of Ordinances follows:

**Sec. 94-8** No water or sewer service shall be furnished to persons or property outside or beyond the limits of the city except the full and complete compliance by persons or property with all regulations and requirements of all departments of the city, including but not limited to street, drainage and subdivision regulations (Code 1971, Section 37-3; Ord. No. 112 of 1992, Section 37-10, 8-11-92).

Pursuant to Section 94-8 of the City code, attached herewith is my petition for annexation.

I fully understand that this request cannot be approved until the Chief Building Official certifies that the requirements specified in the aforementioned Code of Ordinances have been satisfied.

Yours very truly,

MOON REALTY, LLC

  
By: L. David Myatt, Manager

SUNFLOWER PRODUCTIONS, LLC\*

  
By: Larry Russo, Manager

\* AS TO ALL LANDS OWNED  
BY SUNFLOWER PRODUCTIONS, LLC

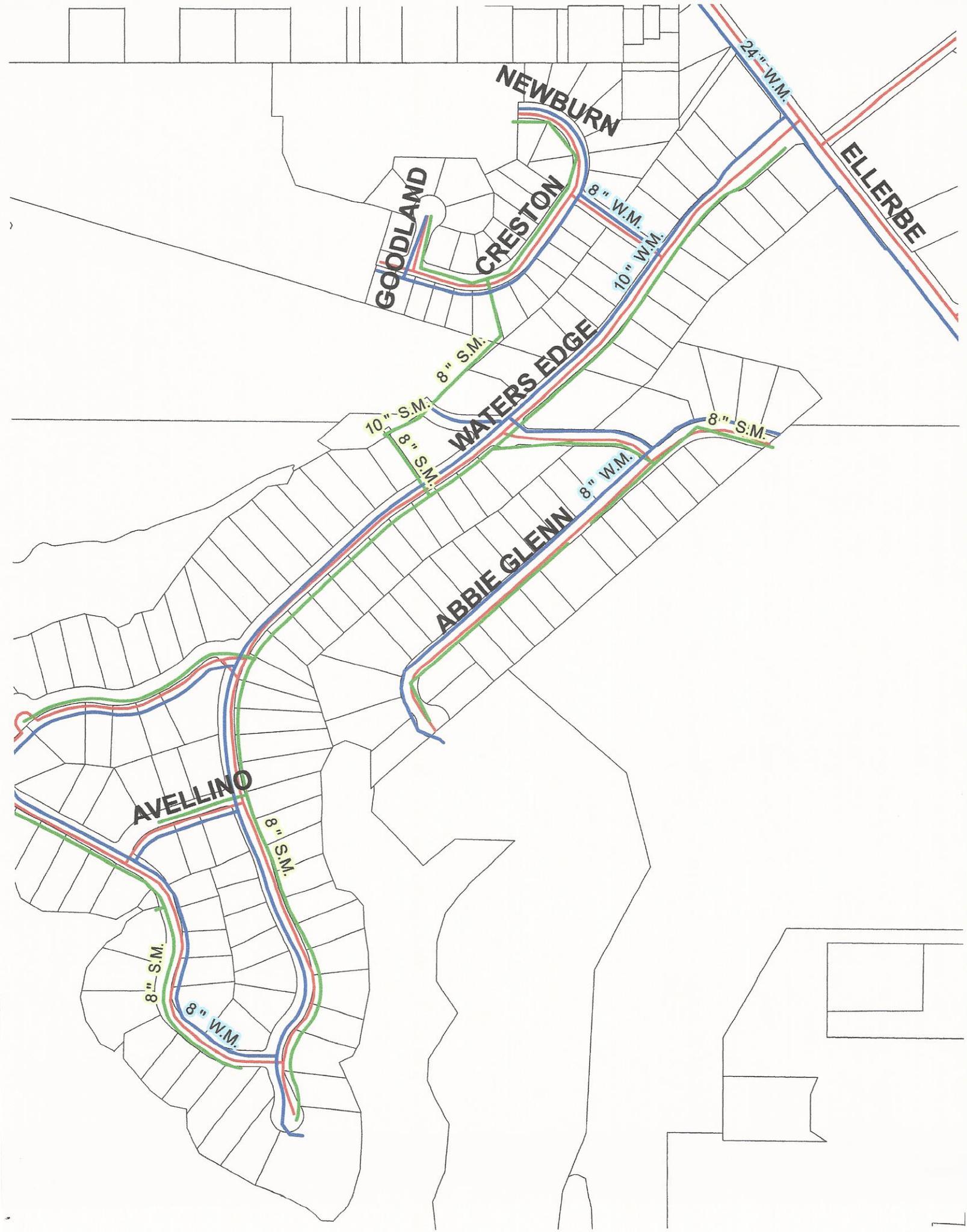
CRR

Attachment: Petition for Annexation

APPROVED:

  
Director, Department of Water & Sewerage

xc: Dept. of Water & Sewer/Field Operations  
Dept. of Water & Sewer/Customer Service

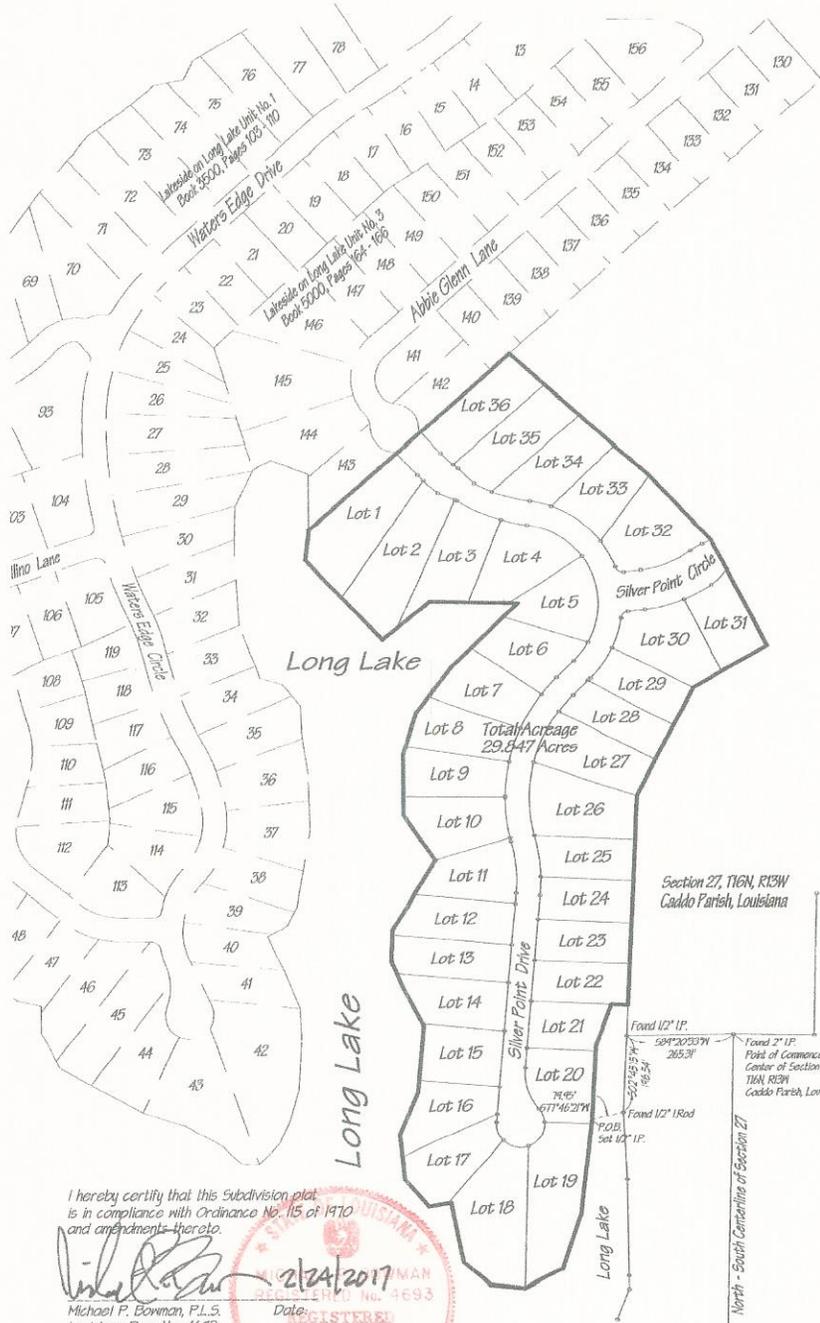


# Silver Point at Lakeside Unit No. 1

Showing a 29.847 Acre Tract of Land  
in Section 27, T16N, R13W

Caddo Parish, Louisiana

February 24, 2017 Scale: 1" = 300'



Approval:

\_\_\_\_\_  
Mayor Date:

\_\_\_\_\_  
Metropolitan Planning Commission Date:

\_\_\_\_\_  
Director of Public Works Date:

We the undersigned OWNER(S) hereby approve this resubdivision plat.

Sunflower Productions, L.L.C. Date:  
By: Larry Russo, Manager  
Owner of Lots 1 - 3 and to the Centerline of Proposed Silver Point Road lying next and adjoining Lots 1 - 3

Silver Point, LLC Date:  
By: Margaret Myatt, Manager  
Owner of Lots 4 - 36 and Remainder of all Roads

Notes:  
This property is located in Flood Zone "X" and "A", as per National Flood Insurance Rate Map Community Number 220361, Map Panel Number 22017C06504, Effective 5/19/2014.

Building Setback shall be in compliance with the Metropolitan Planning Commission.

Surveyed in accordance with the applicable Standards of Practice as stipulated in LAC Title 46-LX1, Chapter 29 as adopted on January 1, 2012. Based on the current Classification "B" survey.

All Bearings and Distances shown hereon are based on the Louisiana State Plane Coordinate System, NAD83 LA North Zone.

This plat is in accordance with R.S. 33:5051 and with the City, Parish and Metropolitan Planning Commission Subdivision Ordinances.

Unless otherwise noted 1/2" Iron Pipes set on all corners.

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

I hereby certify that this Subdivision plat is in compliance with Ordinance No. 115 of 1970 and amendments thereto.

*Michael P. Bowman*  
Michael P. Bowman, P.L.S.  
Louisiana Reg. No. 4643  
Date: 2/24/2017  
REGISTERED PROFESSIONAL LAND SURVEYOR

Dedication:  
The undersigned owner dedicates to the public use in perpetuity the streets and servitudes for utilities and drainage as shown on this subdivision plat. For valuable consideration the undersigned owner hereby grants unto Southwestern Electric Power Company, Bell South Telecommunications, Inc. and/or any other utility, public or private, their respective successors and or assigns exclusively and in perpetuity as a covenant running with the land the right to go upon the servitude for utilities herein established to install, maintain and remove facilities appropriate to their services, to have Ingress and Egress thereto over adjacent lots and land, to trim and/or cut and remove trees or other obstructions as may interfere with or endanger life or the operation of such facilities or their efficiency the undersigned owners agrees to hold harmless the City of Shreveport for damages due to changes in street grades. Binding herein their heirs, successors and assigns.

Graphic Scale: 1" = 300'



John R. Bowman & Assoc., Inc.  
3833 Southern Avenue  
Shreveport, Louisiana 71106  
Phone 318-865-9540

# Silver Point at Lakeside Unit No. 1

Showing a 29.847 Acre Tract of land  
in Section 27, T16N, R13W  
Caddo Parish, Louisiana  
February 24, 2017 Scale: 1" = 100'



Section 27, T16N, R13W  
Caddo Parish, Louisiana

I hereby certify that this Subdivision Plat  
is in compliance with Ordinance No. 115 of 1970  
and amendments thereto.

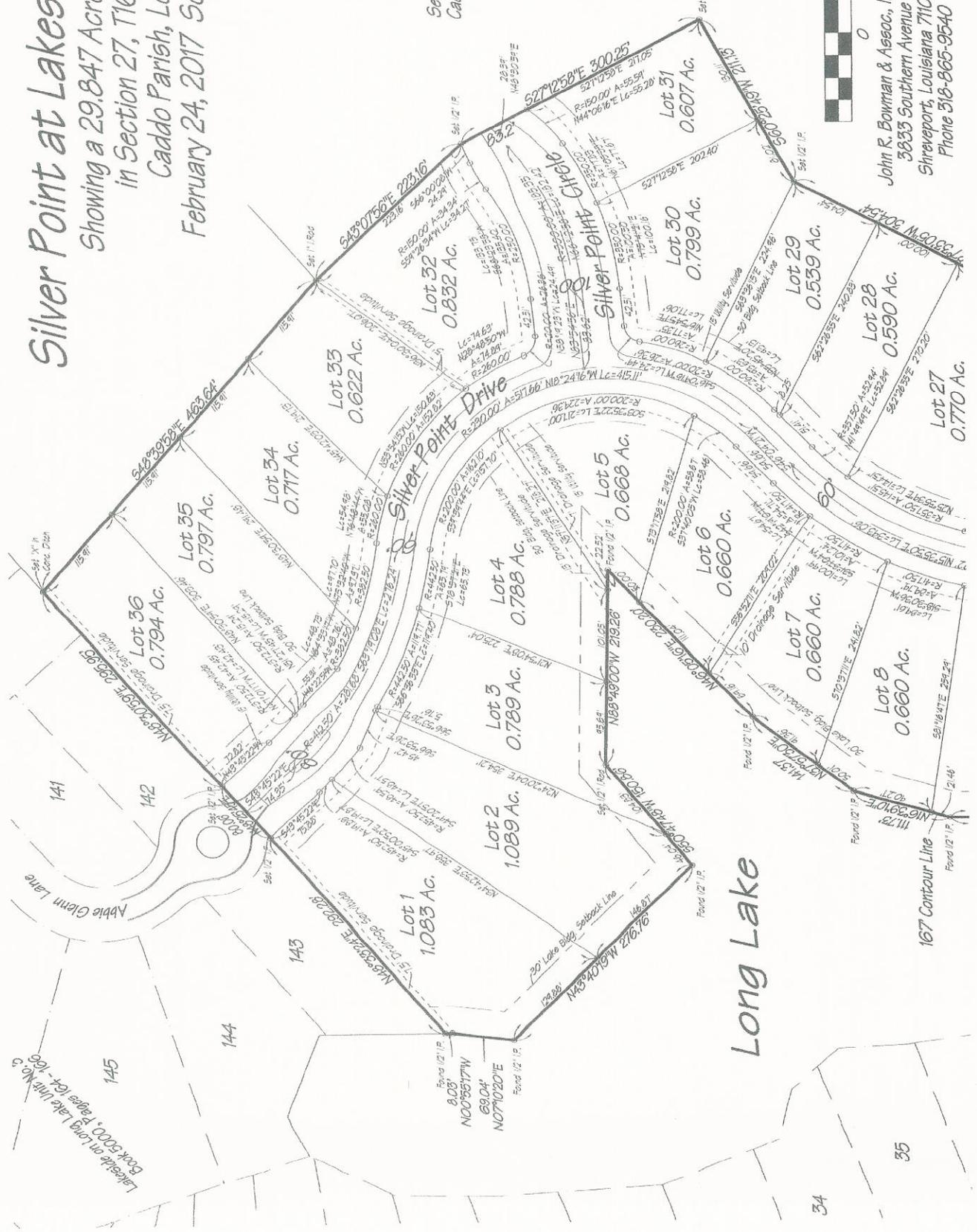
*[Signature]* 2/24/2017  
Day

MICHAEL P. BOWMAN  
REGISTERED No. 4693  
PROFESSIONAL  
LAND SURVEYOR  
Louisiana Reg. No. 4693



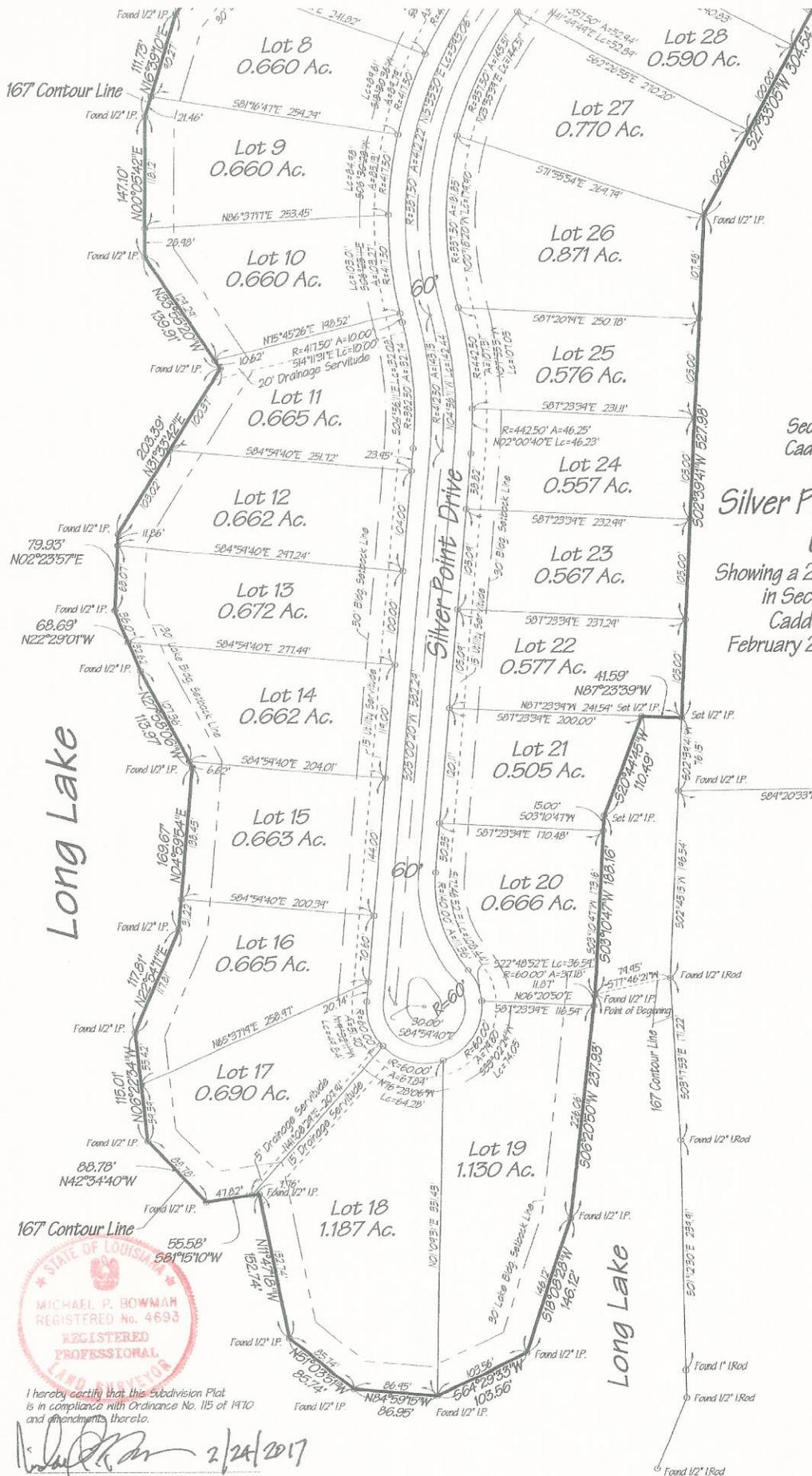
John R. Bowman & Assoc., Inc.  
3833 Southern Avenue  
Shreveport, Louisiana 71106  
Phone 318-865-9540

Sheet 2 of 3



34

35



Section 27, T16N, R13W  
Caddo Parish, Louisiana

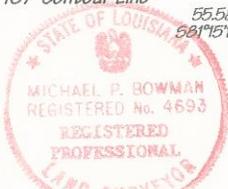
**Silver Point at Lakeside  
Unit No. 1**

Showing a 29.847 Acre Tract of land  
in Section 27, T16N, R13W  
Caddo Parish, Louisiana  
February 24, 2017 Scale: 1" = 100'

27

Found 2" I.P.  
Point of Commencement  
Center of Section 27,  
T16N, R13W  
Caddo Parish, Louisiana

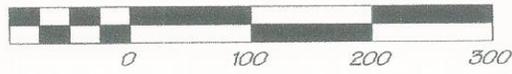
North - South Centerline of Section 27



I hereby certify that this Subdivision Plot  
is in compliance with Ordinance No. 115 of 1970  
and amendments thereto.

*Michael P. Bowman* 2/24/2017  
Michael P. Bowman, P.L.S. Date:  
Louisiana Reg. No. 4693

Graphic Scale: 1" = 100'



John R. Bowman & Assoc., Inc.  
3833 Southern Avenue  
Shreveport, Louisiana 71106  
Phone 318-865-9540

Sheet 3 of 3

# John R. Bowman & Assoc., Inc.

February 21, 2017

John R. Bowman, Sr., P.L.S., C.E.  
John R. Bowman, Jr., P.L.S.  
Michael P. Bowman, P.L.S.

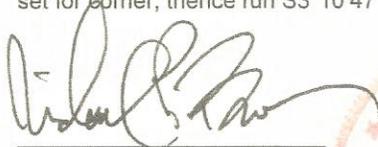
## Legal Description Silver Point Tract:

A 29.847 acre, more or less, tract of land in Section 27, Township 16 North, Range 13 West, Caddo Parish, Louisiana and being more particularly described as follows:

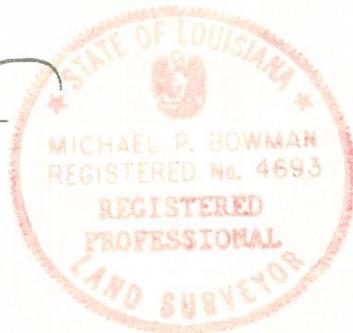
Commence at a 2" Iron Pipe found for the Center of said Section 27; thence run S89°20'33"W, a distance of 265.31 feet, to a 1/2" Iron Pipe found for corner; thence run S2°45'15"W to the 167 Foot Contour Line of Long Lake, a distance of 196.54 feet, to a 1/2" Iron Rod found for corner; thence run S77°46'21"W along the 167 Foot Contour Line of Long Lake, a distance of 79.95 feet, to a 1/2" Iron Pipe found and also being the Point of Beginning of the tract herein described; thence run along the 167 Foot Contour Line of Long Lake these next

## Twenty-Five (25) Calls:

- (1) S6°20'50"W a distance of 237.93 feet, to a 1/2" Iron Pipe found for corner;
- (2) S18°08'28"W a distance of 146.12 feet, to a 1/2" Iron Pipe found for corner;
- (3) S64°29'33"W a distance of 103.56 feet, to a 1/2" Iron Pipe found for corner;
- (4) N84°59'15"W a distance of 86.95 feet, to a 1/2" Iron Pipe found for corner;
- (5) N51°03'51"W a distance of 85.74 feet, to a 1/2" Iron Pipe found for corner;
- (6) N11°47'18"W a distance of 152.74 feet, to a 1/2" Iron Pipe found for corner;
- (7) S81°15'10"W a distance of 55.58 feet, to a 1/2" Iron Pipe found for corner;
- (8) N42°34'40"W a distance of 88.78 feet, to a 1/2" Iron Pipe found for corner;
- (9) N6°22'34"W a distance of 115.01 feet, to a 1/2" Iron Pipe found for corner;
- (10) N22°54'11"E a distance of 117.81 feet, to a 1/2" Iron Pipe found for corner;
- (11) N4°59'54"E a distance of 169.67 feet, to a 1/2" Iron Pipe found for corner;
- (12) N27°58'06"W a distance of 113.97 feet, to a 1/2" Iron Pipe found for corner;
- (13) N22°29'01"W a distance of 68.69 feet, to a 1/2" Iron Pipe found for corner;
- (14) N2°23'57"E a distance of 79.93 feet, to a 1/2" Iron Pipe found for corner;
- (15) N31°33'42"E a distance of 203.39 feet, to a 1/2" Iron Pipe found for corner;
- (16) N33°55'20"W a distance of 139.91 feet, to a 1/2" Iron Pipe found for corner;
- (17) N0°05'42"E a distance of 147.10 feet, to a 1/2" Iron Pipe found for corner;
- (18) N16°39'10"E a distance of 111.73 feet, to a 1/2" Iron Pipe found for corner;
- (19) N37°57'30"E a distance of 141.37 feet, to a 1/2" Iron Pipe found for corner;
- (20) N46°05'16"E a distance of 230.20 feet, to a 1/2" Iron Pipe found for corner;
- (21) N88°49'00"W a distance of 219.26 feet, to a 1/2" Iron Rod set for corner;
- (22) S50°47'48"W a distance of 150.86 feet, to a 1/2" Iron Pipe found for corner;
- (23) N43°40'19"W a distance of 276.76 feet, to a 1/2" Iron Pipe found for corner;
- (24) N7°10'20"E a distance of 69.04 feet, to a Point in the Lake;
- (25) N0°55'17"W a distance of 8.03 feet, to a 1/2" Iron Pipe found for corner on the Southeasterly line of Lakeside on Long Lake Unit No. 3, as Recorded in Book 5000, Pages 164 - 166, Records of Caddo Parish, thence run N48°33'24"E along the Southeasterly line of said Lakeside on Long Lake Unit No. 3, a distance of 292.28 feet, to a 1/2" Iron Pipe set for corner; thence run N48°25'45"E along the Southeasterly Line of said Lakeside on Long Lake Unit No. 3, a distance 80.06 feet, to a 1/2" Iron Pipe set for corner; thence run N48°30'59"E along the said Southeasterly Line of Lakeside on Long Lake Unit No. 3, a distance of 295.95 feet, to a "X" set in a Concrete Ditch for corner; thence run S48°39'58"E a distance of 463.64 feet, to a 1" Iron Rod set for corner; thence run S43°07'56"E a distance of 223.16 feet, to a 1/2" Iron Pipe set for corner; thence run S27°12'58"E a distance of 300.25 feet, to a 1/2" Iron Pipe set for corner; thence run S60°25'49"W a distance of 211.13 feet, to a 1/2" Iron Pipe set for corner; thence run S27°33'05"W a distance of 304.54 feet, to a 1/2" Iron Pipe found for corner; thence run S2°39'41"W a distance of 527.98 feet, to a 1/2" Iron Pipe set for corner; thence run N87°23'39"W a distance of 41.59 feet, to a 1/2" Iron Pipe set for corner; thence run S20°44'45"W a distance of 110.49 feet, to a 1/2" Iron Pipe set for corner; thence run S3°10'47" a distance of 188.16 feet to the Point of Beginning.



Michael P. Bowman, P.L.S.  
LA Reg. No. 4693



L  
a  
n  
d  
S  
u  
r  
v  
e  
y  
o  
r  
s