

Calcasieu Parish Recording Page

H. Lynn Jones II
Clerk of Court
P.O. Box 1030
Lake Charles, LA 70602
(337) 437-3550

Received From :
CITY OF LAKE CHARLES (133)
P. O. BOX 3706
LAKE CHARLES, LA 70602

First MORTGAGOR

MORGANFIELD ECONOMIC DEVELOPMENT DISTRICT

First MORTGAGEE

-RE: CERTIFICATE OF PARISH OF CALCASIEU REGISTRAR OF VOTERS

Index Type : MORTGAGES

File Number : 3348549

Type of Document : CERTIFICATE

Book : 5326 **Page :** 259

Recording Pages : 7

Recorded Information

I hereby certify that the attached document was filed for registry and recorded in the Clerk of Court's office for Calcasieu Parish, Louisiana.

On (Recorded Date) : 03/26/2019

At (Recorded Time) : 3:03:55PM

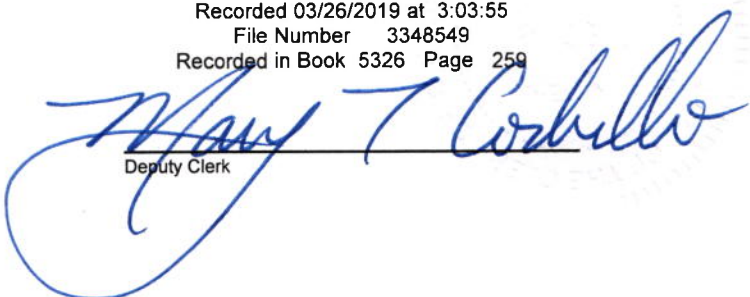


Doc ID - 032907860007



CLERK OF COURT
H. LYNN JONES II
Parish of Calcasieu

I certify that this is a true copy of the attached document that was filed for registry and
Recorded 03/26/2019 at 3:03:55
File Number 3348549
Recorded in Book 5326 Page 259


Deputy Clerk

Return To : CITY OF LAKE CHARLES (133)
P. O. BOX 3706
LAKE CHARLES, LA 70602

**MORGANFIELD ECONOMIC DEVELOPMENT DISTRICT
GEOGRAPHICAL BOUNDARIES OF
MORGANFIELD DISTRICT AS EXPANDED**

CERTIFICATE OF PARISH OF CALCASIEU REGISTRAR OF VOTERS

I, the undersigned Registrar of Voters for the Parish of Calcasieu, State of Louisiana, do hereby certify that I have examined all of the voters' records concerning the following described property:

MORGANFIELD – EDD LEGAL DESCRIPTION

A CERTAIN TRACT OF LAND BEING 1,190.80 ACRES SITUATED IN SECTION 14, 15, 23 & 24 TOWNSHIP-10-SOUTH, RANGE 8-WEST, CALCASIEU PARISH, LOUISIANA FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTIONS OF SECTIONS 14, 15, 22, AND 23, SAID POINT HEREINAFTER TO BE KNOWN AS THE POINT OF BEGINNING #1 (P.O.B.#1);

THENCE PROCEED ALONG A BEARING OF NORTH 89° 49' 53" WEST FOR A DISTANCE OF 446.09 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 13° 23' 39" EAST FOR A DISTANCE OF 203.06 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 16° 58' 00" EAST FOR A DISTANCE OF 208.81 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 18° 19' 34" EAST FOR A DISTANCE OF 208.46 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 19° 19' 53" EAST FOR A DISTANCE OF 161.84 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 04° 23' 47" EAST FOR A DISTANCE OF 156.91 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 11° 39' 43" EAST FOR A DISTANCE OF 125.11 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 89° 48' 49" EAST FOR A DISTANCE OF 1575.47 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 00° 19' 35" WEST FOR A DISTANCE OF 2345.14 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 89° 50' 26" EAST FOR A DISTANCE OF 1355.12 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 00° 00' 00" WEST FOR A DISTANCE OF 897.29 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 89° 51' 57" EAST FOR A DISTANCE OF 126.87 FEET TO A POINT;

THENCE PROCEED ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 467.00 FEET, HAVING A DELTA ANGLE OF 10° 27' 13", HAVING A RADIUS OF 2559.59 FEET, A CHORD BEARING OF SOUTH 84° 38' 20" EAST, AND A CHORD LENGTH OF 466.35 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 79° 24' 38" EAST FOR A DISTANCE OF 670.68 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 10° 35' 23" EAST FOR A DISTANCE OF 130.37 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 00° 09' 37" EAST FOR A DISTANCE OF 932.69 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 89° 50' 20" EAST FOR A DISTANCE OF 1302.86 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 00° 53' 19" EAST FOR A DISTANCE OF 649.86 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 90° 00' 00" EAST FOR A DISTANCE OF 5406.89 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 00° 53' 16" WEST FOR A DISTANCE OF 4609.51 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 89° 51' 07" WEST FOR A DISTANCE OF 5404.30 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 38° 47' 28" WEST FOR A DISTANCE OF 242.34 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 52° 31' 15" WEST FOR A DISTANCE OF 698.32 FEET TO A POINT;

THENCE PROCEED ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 259.60 FEET, HAVING A DELTA ANGLE OF 29° 44' 51.0", HAVING A RADIUS OF 500.00 FEET, A CHORD BEARING OF SOUTH 37° 38' 49" WEST, AND A CHORD LENGTH OF 256.69 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 22° 46' 24" WEST FOR A DISTANCE OF 836.28 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 33° 13' 24" WEST FOR A DISTANCE OF 41.23 FEET TO A POINT;

THENCE PROCEED ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 64.03 FEET, HAVING A DELTA ANGLE OF 73° 22' 41", HAVING A RADIUS OF 50.00 FEET, A CHORD BEARING OF SOUTH 69° 54' 45" WEST, AND A CHORD LENGTH OF 59.75 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 73° 23' 55" WEST FOR A DISTANCE OF 108.22 FEET TO A POINT;

THENCE PROCEED ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 166.65 FEET, HAVING A DELTA ANGLE OF 64° 07' 55", HAVING A RADIUS OF 148.89 FEET, A CHORD BEARING OF NORTH 73° 04' 27" WEST, AND A CHORD LENGTH OF 158.09 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 08° 07' 09" EAST FOR A DISTANCE OF 137.88 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 14° 32' 59" EAST FOR A DISTANCE OF 51.72 FEET TO A POINT;

THENCE PROCEED ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 69.44 FEET, HAVING A DELTA ANGLE OF 39° 47' 08", HAVING A RADIUS OF 100.00 FEET, A CHORD BEARING OF SOUTH 38° 04' 13" WEST, AND A CHORD LENGTH OF 68.05 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 18° 10' 39" WEST FOR A DISTANCE OF 77.95 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 89° 58' 41" WEST FOR A DISTANCE OF 257.53 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 64° 58' 03" WEST FOR A DISTANCE OF 120.00 FEET TO A POINT;

THENCE PROCEED ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 892.17 FEET, HAVING A DELTA ANGLE OF 36° 44' 58", HAVING A RADIUS OF 1390.98 FEET, A CHORD BEARING OF NORTH 63° 30' 56" WEST, AND A CHORD LENGTH OF 876.96 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 30° 10' 58" EAST FOR A DISTANCE OF 227.14 FEET TO A POINT;

THENCE PROCEED ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 66.36 FEET, HAVING A DELTA ANGLE OF 164° 31' 36", HAVING A RADIUS OF 23.11 FEET, A CHORD BEARING OF NORTH 62° 40' 37" WEST, AND A CHORD LENGTH OF 45.80 FEET TO A POINT;

THENCE PROCEED ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 336.07 FEET, HAVING A DELTA ANGLE OF 141° 22' 14", HAVING A RADIUS OF 136.20 FEET, A CHORD BEARING OF NORTH 84° 24' 22" WEST, AND A CHORD LENGTH OF 257.08 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 00° 00' 39" EAST FOR A DISTANCE OF 1197.84 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 89°52'29" WEST FOR A DISTANCE OF 1155.13 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 00°22'57" WEST FOR A DISTANCE OF 2.63 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 89°54'41" WEST FOR A DISTANCE OF 1288.00 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 00°48'34" EAST FOR A DISTANCE OF 2624.09 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 00° 47' 32" EAST FOR A DISTANCE OF 2651.18 FEET TO THE POINT OF BEGINNING #1.

LESS AND EXCEPT A CERTAIN TRACT OF LAND BEING 24.80 ACRES SITUATED IN SECTION 23, TOWNSHIP-10-SOUTH, RANGE 8-WEST, CALCASIEU PARISH, LOUISIANA FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTIONS OF SECTIONS 14, 15, 22, AND 23, THENCE PROCEED ALONG A BEARING OF SOUTH 00°47'32" WEST FOR A DISTANCE OF 2651.18 FEET TO A POINT; THENCE SOUTH 00°48'34" WEST FOR A DISTANCE OF 2624.09 FEET TO A POINT; THENCE SOUTH 89°54'41" EAST FOR A DISTANCE OF 1288.00 FEET TO A POINT; THENCE NORTH 00°22'57" EAST FOR A DISTANCE OF 2.63 FEET TO A POINT; THENCE NORTH 00°23'05" EAST FOR A DISTANCE OF 792.43 FEET TO A POINT, SAID POINT HEREINAFTER TO BE KNOWN AS THE POINT OF BEGINNING #2 (P.O.B.#2);

THENCE PROCEED ALONG A BEARING OF NORTH 00°22'38" EAST FOR A DISTANCE OF 310.35 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 89°37'22" EAST FOR A DISTANCE OF 160.00 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 00°22'38" EAST FOR A DISTANCE OF 910.78 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 89°37'22" EAST FOR A DISTANCE OF 936.79 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 00°22'38" WEST FOR A DISTANCE OF 120.00 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 89°37'22" EAST FOR A DISTANCE OF 45.37 FEET TO A POINT;

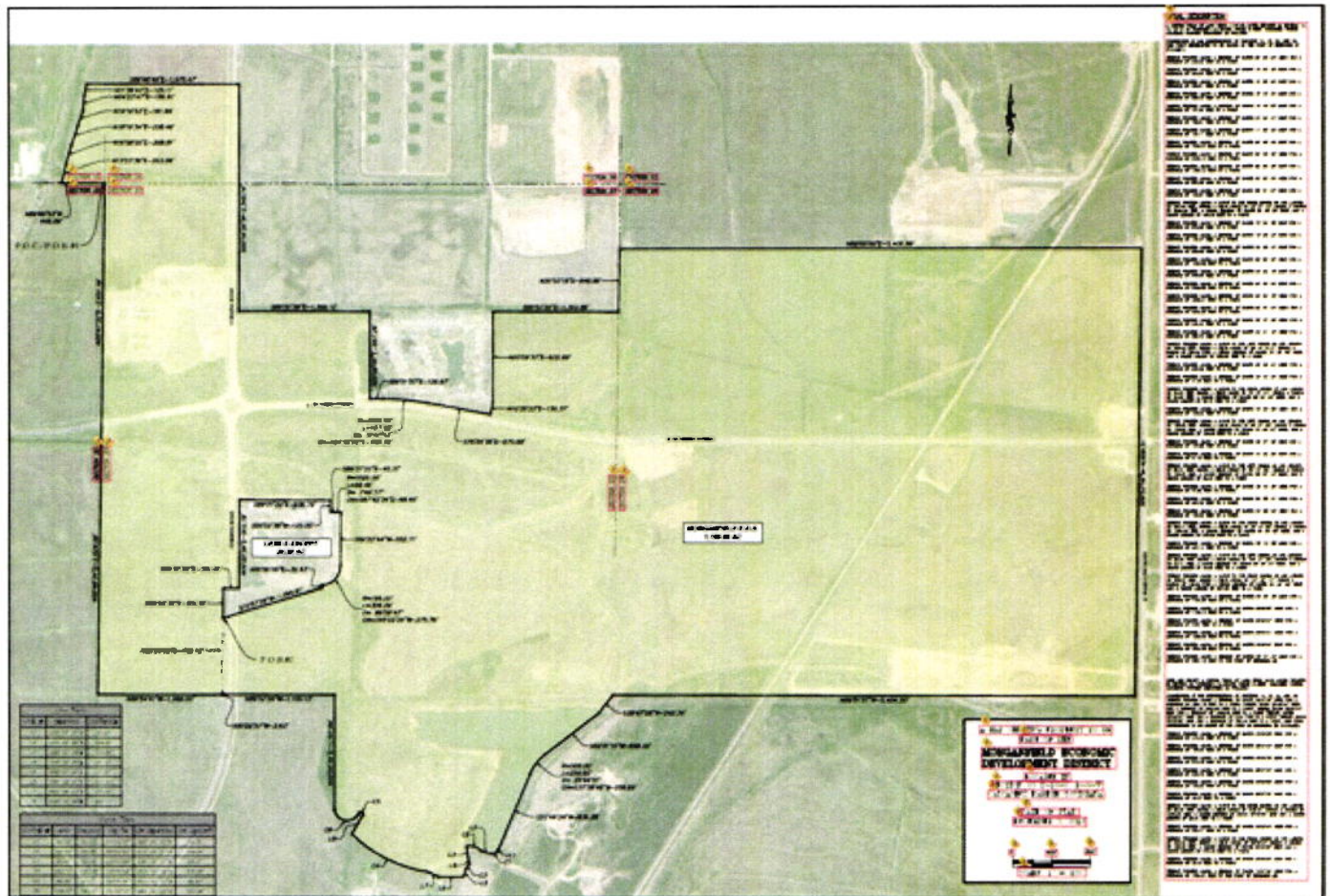
THENCE PROCEED ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 68.46 FEET, HAVING A DELTA ANGLE OF 3°49'37", HAVING A RADIUS OF 1025.00 FEET, A CHORD BEARING OF SOUTH 87°42'34" EAST AND A CHORD LENGTH OF 68.45 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 00°22'44" WEST FOR A DISTANCE OF 552.71 FEET TO A POINT;

THENCE PROCEED ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 306.29 FEET, HAVING A DELTA ANGLE OF 89°59'43", HAVING A RADIUS OF 195.00 FEET, A CHORD BEARING OF SOUTH 45°22'29" WEST AND A CHORD LENGTH OF 275.76 FEET TO A POINT;

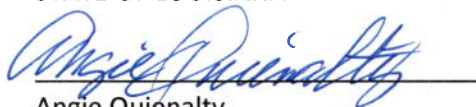
THENCE PROCEED ALONG A BEARING OF SOUTH 00°00'00" EAST FOR A DISTANCE OF 32.43 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 72°57'29" WEST FOR A DISTANCE OF 1064.61 FEET TO THE POINT OF BEGINNING #2.



I further certify that there are no registered voters residing within the District as of March 20, 2019.

REGISTRAR OF VOTERS
PARISH OF CALCASIEU
STATE OF LOUISIANA



Angie Quienalty

Dated: March 20, 2019

Calcasieu Parish Recording Page

H. Lynn Jones II
Clerk of Court
P.O. Box 1030
Lake Charles, LA 70602
(337) 437-3550

Received From :
CITY OF LAKE CHARLES (133)
P. O. BOX 3706
LAKE CHARLES, LA 70602

First MORTGAGOR
CITY OF LAKE CHARLES

First MORTGAGEE
-RE: ORDN #18374 AMENDING & EXPANDING EXISTING BOUNDARIES OF THE MORGANFIELD ECONOMIC DEVELOPMENT DISTRICT W/IN CITY OF LAKE CHARLES LOUISIANA

Index Type : MORTGAGES
Type of Document : ORDINANCES
Recording Pages : 18

File Number : 3348540
Book : 5326 **Page :** 226

Recorded Information

I hereby certify that the attached document was filed for registry and recorded in the Clerk of Court's office for Calcasieu Parish, Louisiana.

On (Recorded Date) : 03/26/2019
At (Recorded Time) : 2:49:52PM



Doc ID - 032907770018



CLERK OF COURT
H. LYNN JONES II
Parish of Calcasieu
I certify that this is a true copy of the attached document that was filed for registry and
Recorded 03/26/2019 at 2:49:52
File Number 3348540
Recorded in Book 5326 Page 226

Deputy Clerk

Return To : CITY OF LAKE CHARLES (133)
P. O. BOX 3706
LAKE CHARLES, LA 70602

**CITY COUNCIL OF THE
CITY OF LAKE CHARLES**

ORDINANCE NO. 18374

AN ORDINANCE (1) AMENDING AND EXPANDING THE EXISTING BOUNDARIES OF THE MORGANFIELD ECONOMIC DEVELOPMENT DISTRICT (EDD) WITHIN THE CITY OF LAKE CHARLES, LOUISIANA; AND (2) DEFINING THE EXPANDED BOUNDARIES THEREOF FROM WHICH THE EXISTING EDD TAX OF (A) ONE (1%) PERCENT OF SALES AND USE TAXES (I) UPON THE SALE AT RETAIL, THE USE, THE LEASE OR RENTAL, THE CONSUMPTION AND STORAGE FOR USE OR CONSUMPTION OF TANGIBLE PERSONAL PROPERTY AND (II) ON SALES OF SERVICES IN THE ORIGINAL MORGANFIELD DISTRICT AND (B) THE LEVY OF ONE (1%) PERCENT OF HOTEL OCCUPANCY TAXES WITHIN THE EDD TO BE USED TO FUND A PORTION OF THE COSTS OF AN ECONOMIC DEVELOPMENT PROJECT AND (3) PROVIDING FOR THE CERTIFICATION OF THE BASELINE SALES TAX COLLECTIONS THEREIN, ALL IN ACCORDANCE WITH, AND AS AUTHORIZED BY, CHAPTER 27 OF TITLE 33 OF THE LOUISIANA REVISED STATUTES OF 1950, AS AMENDED

The following ordinance (“**Ordinance**”)

- (i) this Ordinance was placed on the City Council’s agenda on February 20, 2019;
- (ii) a Notice of Introduction was published in the City’s official journal on February 25 and March 4, 2019, as required by La. R.S. 33:406(B)(2);
- (iii) this Ordinance was introduced on February 20, 2019;
- (iv) the First Notice of Intention to Expand the Morganfield EDD was published in the City’s official journal on February 25, 2019, as required by LSA-R.S. 33:9038.32;
- (v) the Second Notice of Intention to Expand the MorganField EDD was published in the City’s official journal on March 4, 2019, as required by LSA-R.S. 33:9038.32;
- (vi) although not required by law, in an abundance of caution, notices were given pursuant to LSA-R.S. 33:9038.39 to all citizens and to all other interested persons on February 25, 2019 and March 4, 2019; and
- (vii) although not required by law, in an abundance of caution, notices were given pursuant to LSA-R.S. 42:19.1 to the voting members of the City Council and the Louisiana Senator and the Louisiana House of Representative member in whose district the MorganField EDD is situated on February 21, 2019; and
- (viii) a public hearing was held on March 20, 2019, at which no objections were received with respect to the ordinance authorizing the Execution and Delivery of an Amendment to the MorganField Economic Development District amending and expanding its boundaries;
- (ix) and otherwise providing for other matters in connection with the foregoing.

Thereupon, the following ordinance was offered for final adoption by Councilmember Rodney Geyen and seconded by Councilmember Luvertha August:

WHEREAS, Morganfield Development, L.L.C., Arrozal Investment Part A, L.L.C., Arrozal Investment Part B, L.L.C., Arrozal Investment Part C, L.L.C., Stansel Properties, L.L.C. and The Lacassane Company, Inc. (individually and collectively "**Owners**") are the owners of the MorganField Development Property ("**Property**"), as more completely described in the cooperative endeavor agreement ("**Cooperative Endeavor Agreement**") which was adopted by this Council by Ordinance No. 17867 on June 7, 2017 and adopted by the Board of the MorganField Economic District ("**Board**") by Resolution on July 19, 2017 authorizing the execution and delivery of the Cooperative Endeavor Agreement;

WHEREAS, the Owners are developing the Property as a mixed use project, which includes a Traditional Neighborhood Development, other residential communities and commercial developments within the MorganField development generally consisting of residential units, office, commercial space, civic and institutional space and open space ("**Project**"), which Project may be developed in multiple phases pursuant to the MorganField Master Plan which has been approved by the City of Lake Charles ("**City**").

WHEREAS, the Project has and will continue to create Economic Benefits as described in the Cooperative Endeavor Agreement;

WHEREAS, pursuant to the provisions of Chapter 27 of Title 33 of the Louisiana Revised Statutes of 1950, as amended (La. R.S. 33:9038.31 through 33:9038.42, inclusive) ("**EDD Act**") and other constitutional and statutory authority, the City has the authority to create an economic development district ("**District**") within the City.

WHEREAS, pursuant to the EDD Act, a District is empowered to levy within its borders up to five mills of ad valorem taxes, up to two percent (2%) of sales taxes, or up to two percent (2%) of hotel occupancy taxes, or any combination of such taxes in addition to any other ad valorem taxes, sales taxes, or hotel occupancy taxes, or combination of such taxes, then in existence or permitted to be in existence in the District;

WHEREAS, this Council at the request of Owners created a District within the City with the geographical boundaries described on **Exhibit "A"** and as shown on **Exhibit "B"** to be known as the "*MorganField Economic Development District*" ("**MorganField District**") pursuant to Ordinance No. 17866 dated June 7, 2017;

WHEREAS, pursuant to the EDD Act, the Board, by Resolution 17-5 dated July 19, 2017, authorized (a) the levy of one (1%) percent of sales and use taxes (i) upon the sale at retail, the use, the lease or rental, the consumption and storage for use or consumption of tangible personal property and (ii) on sales of services in the Original MorganField District and (b) the levy of one (1%) percent of hotel occupancy taxes within the MorganField District commencing on January 1, 2018 ((a) and (b) collectively the "**New Tax**") and (c) the pledge and disbursement of the New Tax for the benefit of the Owners in completing and operating the Project;

WHEREAS, as a result of the approval of the New Tax, the MorganField District has pledged and dedicated the available amount of the New Tax collected within the boundaries of the MorganField District to be used to develop and construct public improvement projects pursuant to the Cooperative Endeavor Agreement;

WHEREAS, by Ordinance No. 18374 dated March 20, 2019, this Council approved the annexation of the property with the geographical boundaries described on **Exhibit "C"** and as shown on **Exhibit "D"** ("**Third Annexed Property**") into the City;

WHEREAS, the Third Annexed Property produced annual sales tax revenue for the City of \$0.00 in the base year of 2019;

WHEREAS, the Owners and the City wished to amend, pursuant to an amendment to the ordinance that created the MorganField District (this "**Amended EDD Ordinance**"), the MorganField District to incorporate the Third Annexed Property, after which the geographical boundaries of the MorganField District shall be as described on **Exhibit "E"** and as shown on **Exhibit "F"**;

WHEREAS, the incorporation of the Third Annexed Property into the MorganField District will expand the Economic Development Benefits to the City as described in the Cooperative Endeavor Agreement;

WHEREAS, as a result of the inclusion of the Third Annexed Property in the MorganField District, the New Tax will be levied on the Third Annexed Property as of the effective date of this Amended EDD Ordinance;

WHEREAS, the District desires to levy the New Tax and pledge and disburse the available amount of the New Tax collected within the entirety of the boundaries of the MorganField District, as expanded, to be used to assist with the Project Development pursuant to the terms and conditions of the Cooperative Endeavor Agreement;

WHEREAS, in accordance with the EDD Act, particularly La. R.S. 33:9038.32(B) and a resolution adopted by this Council on February 20, 2019, the City has given notice of its intention to amend and expand the MorganField District, and notice that it will hold a public hearing relative to the proposed amendment and expansion of the MorganField District, including a description of the boundaries of the MorganField District containing a map showing the amended and expanded boundaries of the MorganField District to include the Third Annexed Property, which notice has been published two times in the City's official journal; and

WHEREAS, on this date, prior to the adoption of this Amended EDD Ordinance, this Council did hold a public hearing pursuant to the aforesaid notice of intention, at which public hearing no objections were received with respect to approval of this Amended EDD Ordinance.

NOW THEREFORE, BE IT HEREBY ORDAINED by the Mayor and City Council, acting as the governing authority of the City of Lake Charles, State of Louisiana, that:

SECTION 1. Adoption of "WHEREAS" Clauses. The foregoing "WHEREAS" clauses are hereby adopted as set forth in the preamble of this Amended EDD Ordinance.

SECTION 2. Amendment to EDD District. Under the authority of La. R.S. 33:9038.32, the MorganField District is hereby amended to incorporate the Third Annexed Property with the geographical boundaries described on **Exhibit "E"** and as shown on **Exhibit "F"**; all pursuant to the EDD Act.

SECTION 3. Authorization of Officers. The Mayor and the City Clerk are hereby authorized, empowered and directed to do any and all things necessary and incidental to carry out the provisions of this Amended EDD Ordinance.

SECTION 4. Severability. If any provision of this Amended EDD Ordinance shall be held to be illegal or invalid, such illegality or invalidity shall not affect any other provision of this Amended EDD Ordinance, but this Amended EDD Ordinance shall be construed and enforced as if such illegal or invalid provisions had not been contained herein. Any constitutional or statutory provision enacted after the date of this Amended EDD Ordinance which validates or makes legal any provision of this Amended EDD Ordinance which would not otherwise be valid or legal, shall be deemed to apply to this Amended EDD Ordinance.

SECTION 5. Repealed. All ordinances or resolutions, or parts thereof, in conflict herewith are hereby repealed.

SECTION 6. Publication; Effective Date. This Amended EDD Ordinance shall be published one time in the official journal of the City and shall become effective May 1, 2019.

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

This Amended EDD Ordinance, having been submitted to a vote of the City Council, acting as the governing authority of the City and Morganfield Economic Development District, the vote thereon was as follows:

YEAS: Rodney Geyen, John Ieyoub, Luvertha August, Mark Eckard, Mary Morris and Johnnie Thibodeaux

NAYS: None

ABSENT: Stuart Weatherford

NOT VOTING: None

THUS DONE, APPROVED, AND ADOPTED by the City Council of the City of Lake Charles and the Board of the Morganfield Economic Development District, at a meeting of said public body duly held and conducted on March 20, 2019 in the Council Chambers in the City of Lake Charles.

Passed and Adopted: Mark Eckard Date 3-20-19
Mark Eckard, President
Lake Charles City Council

Rodney Geyen Date 3-20-19
Rodney Geyen, Chairman
Morganfield Economic Development District

Attest: Lynn F. Thibodeaux Date: 3-20-19
Lynn F. Thibodeaux, Clerk of the Council

Approved: Nicholas E. Hunter Date: 3-25-19
Nicholas E. Hunter, Mayor
City of Lake Charles, Louisiana

EXHIBIT "A"

**ORIGINAL GEOGRAPHICAL BOUNDARIES OF
MORGANFIELD ECONOMIC DEVELOPMENT DISTRICT**

The MorganField Economic Development District will encompass approximately 328.99 acres in the City of Lake Charles, Calcasieu Parish, Louisiana generally described as follows:

**GEOGRAPHICAL BOUNDARIES OF
MORGANFIELD ECONOMIC DEVELOPMENT DISTRICT**

A CERTAIN TRACT OF LAND BEING 328.99 ACRES SITUATED IN SECTION 23, TOWNSHIP-10-SOUTH, RANGE 8-WEST, CALCASIEU PARISH, LOUISIANA FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTIONS OF SECTIONS 14, 15, 22, AND 23, SAID POINT HEREINAFTER TO BE KNOWN AS THE POINT OF BEGINNING (P.O.B.);

THENCE PROCEED ALONG A BEARING OF SOUTH 89° 48' 29" EAST FOR A DISTANCE OF 1389.11 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 00° 22' 38" WEST FOR A DISTANCE OF 1317.45 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 89° 50' 26" EAST FOR A DISTANCE OF 1355.12 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 00° 00' 00" EAST FOR A DISTANCE OF 897.29 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 89° 51' 57" EAST FOR A DISTANCE OF 126.86 FEET TO A POINT,

THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 2560.00 FEET, HAVING AN ARC LENGTH OF 467.16 FEET, HAVING A DELTA ANGLE OF 10° 27' 20", A CHORD BEARING OF SOUTH 84° 38' 17" EAST, AND A CHORD LENGTH OF 466.51 FEET.

THENCE PROCEED ALONG A BEARING OF SOUTH 79° 24' 37" EAST FOR A DISTANCE OF 670.53 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 10° 35' 23" EAST FOR A DISTANCE OF 130.37 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 00° 09' 37" EAST FOR A DISTANCE OF 932.69 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 89° 50' 20" EAST FOR A DISTANCE OF 1302.86 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 00° 53' 24" WEST FOR A DISTANCE OF 3121.04 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 37° 53' 57" WEST FOR A DISTANCE OF 413.03 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 40° 32' 26" WEST FOR A DISTANCE OF 186.49 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 47° 14' 02" WEST FOR A DISTANCE OF 326.54 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 67° 09' 24" WEST FOR A DISTANCE OF 128.24 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 76° 30' 05" WEST FOR A DISTANCE OF 591.13 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 75° 24' 41" WEST FOR A DISTANCE OF 673.72 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 00° 22' 38" WEST FOR A DISTANCE OF 1872.58 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 89° 49' 33" WEST FOR A DISTANCE OF 1406.19 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 89° 54' 41" WEST FOR A DISTANCE OF 670.41 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 01° 55' 56" WEST FOR A DISTANCE OF 98.82 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 00° 22' 38" EAST FOR A DISTANCE OF 693.69 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 72° 57' 29" EAST FOR A DISTANCE OF 1064.61 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 00° 00' 00" EAST FOR A DISTANCE OF 32.43 FEET TO A POINT;

THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 195.00 FEET, HAVING AN ARC LENGTH OF 306.31 FEET, HAVING A DELTA ANGLE OF 90° 00' 00", A CHORD BEARING OF NORTH 45° 22' 38" EAST, AND A CHORD LENGTH OF 275.77 FEET.

THENCE PROCEED ALONG A BEARING OF NORTH 00° 22' 38" EAST FOR A DISTANCE OF 552.71 FEET TO A POINT;

THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1025.00 FEET, HAVING AN ARC LENGTH OF 68.46 FEET, HAVING A DELTA ANGLE OF 03° 49' 37", A CHORD BEARING OF NORTH 87° 42' 34" WEST, AND A CHORD LENGTH OF 68.45 FEET.

THENCE PROCEED ALONG A BEARING OF NORTH 89° 37' 22" WEST FOR A DISTANCE OF 45.37 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 00° 22' 38" EAST FOR A DISTANCE OF 120.00 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 89° 37' 22" WEST FOR A DISTANCE OF 402.50 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 89° 37' 22" WEST FOR A DISTANCE OF 534.29 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 00° 22' 38" WEST FOR A DISTANCE OF 910.78 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 89° 37' 22" WEST FOR A DISTANCE OF 160.00 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 00° 22' 38" EAST FOR A DISTANCE OF 1357.31 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 84° 32' 22" WEST FOR A DISTANCE OF 494.81 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 81° 28' 42" WEST FOR A DISTANCE OF 783.33 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 00° 47' 31" EAST A DISTANCE OF 2651.18 FEET TO THE POINT OF BEGINNING;

ALL AS SHOWN ON THE MAP ATTACHED AS **EXHIBIT "B"**. IN THE EVENT OF A CONFLICT IN THE DESCRIPTION ABOVE AND THE MAP, THE MAP SHALL CONTROL.

EXHIBIT "C"

**GEOGRAPHICAL BOUNDARIES OF
THIRD ANNEXED PROPERTY**

594.69 Acre Property Description

A certain tract or parcel of land containing 594.69 acres situated in Sections 23, 24 & 26, T-10-S, R-8-W, Calcasieu Parish, Louisiana and more particularly described as follows:

Beginning at the southeast corner of section 24; thence north $89^{\circ}51'07''$ west 5404.30 feet;
thence south $38^{\circ}47'28''$ west 242.34 feet;

thence south $52^{\circ}31'15''$ west 698.32 feet;

thence along a curve having chord of south $37^{\circ}38'49''$ west 256.69 feet and a radius of 500.00 feet;

thence south $22^{\circ}46'24''$ west 836.28 feet;

thence south $33^{\circ}13'24''$ west 41.23 feet;

thence along a curve having chord of south $69^{\circ}54'45''$ west 59.75 feet and a radius of 50.00 feet;

thence north $73^{\circ}23'55''$ west 108.22 feet;

thence along a curve having chord of north $73^{\circ}04'27''$ west 158.09 feet and a radius of 148.89 feet;

thence south $08^{\circ}07'09''$ east 137.88 feet;

thence south $14^{\circ}32'59''$ east 51.72 feet;

thence along a curve having chord of south $38^{\circ}04'15''$ west 68.05 feet and a radius of 100.00 feet;

thence south $18^{\circ}10'39''$ west 77.95 feet;

thence south $89^{\circ}58'41''$ west 257.53 feet;

thence north $64^{\circ}58'03''$ west 120.00 feet;

thence along a curve having chord of north $63^{\circ}30'56''$ west 876.96 feet and a radius of 1390.98 feet;

thence north $40^{\circ}26'42''$ east 243.30 feet;

thence north $48^{\circ}29'05''$ west 17.52 feet;

thence along a curve having chord south $85^{\circ}59'21''$ west 28.55 feet and a radius of 20.00 feet;

thence south $40^{\circ}26'42''$ west 47.69 feet;

thence along a curve having chord of north $69^{\circ}46'20''$ west 243.98 feet and a radius of 130.00 feet;

thence north 00°00'39" east 1195.93 feet to existing corporate limit;

thence along existing corporate limit line approximately south 89°56'39" east 925.56 feet;

thence along existing corporate limit line approximately north 00°22'38" east 1872.58 feet to a point intersecting with the centerline of Kayouchee Coulee Lateral L4-C;

thence along said centerline bearing south 75°22'57" east 674.06 feet; thence continuing along said centerline south 76°30'05" east 591.13 feet; thence continuing along said centerline south 67°09'24" east 128.24 feet; thence continuing along said centerline south 47°14'02" east 326.54 feet; thence continuing along said centerline south 40°32'26" east 186.49 feet; thence continuing along said centerline south 37°53'57" east 413.03 feet where it intersects with the west line of section 24;

thence along existing corporate limit line approximately north 00°53'20" east 1745.13 feet;

thence along existing corporate limit line approximately south 89°49'40" east 2710.31 feet;

thence along existing corporate limit line approximately north 03°21'46" east 2037.18 feet;

thence north 90°00'00" east 2608.58 feet to the approximate west right of way of La Hwy 397;

thence along said right of way south 00°53'16" west 4609.51 feet to said point of beginning.

EXHIBIT "D"

**MAP SHOWING BOUNDARIES OF
THIRD ANNEXED PROPERTY**

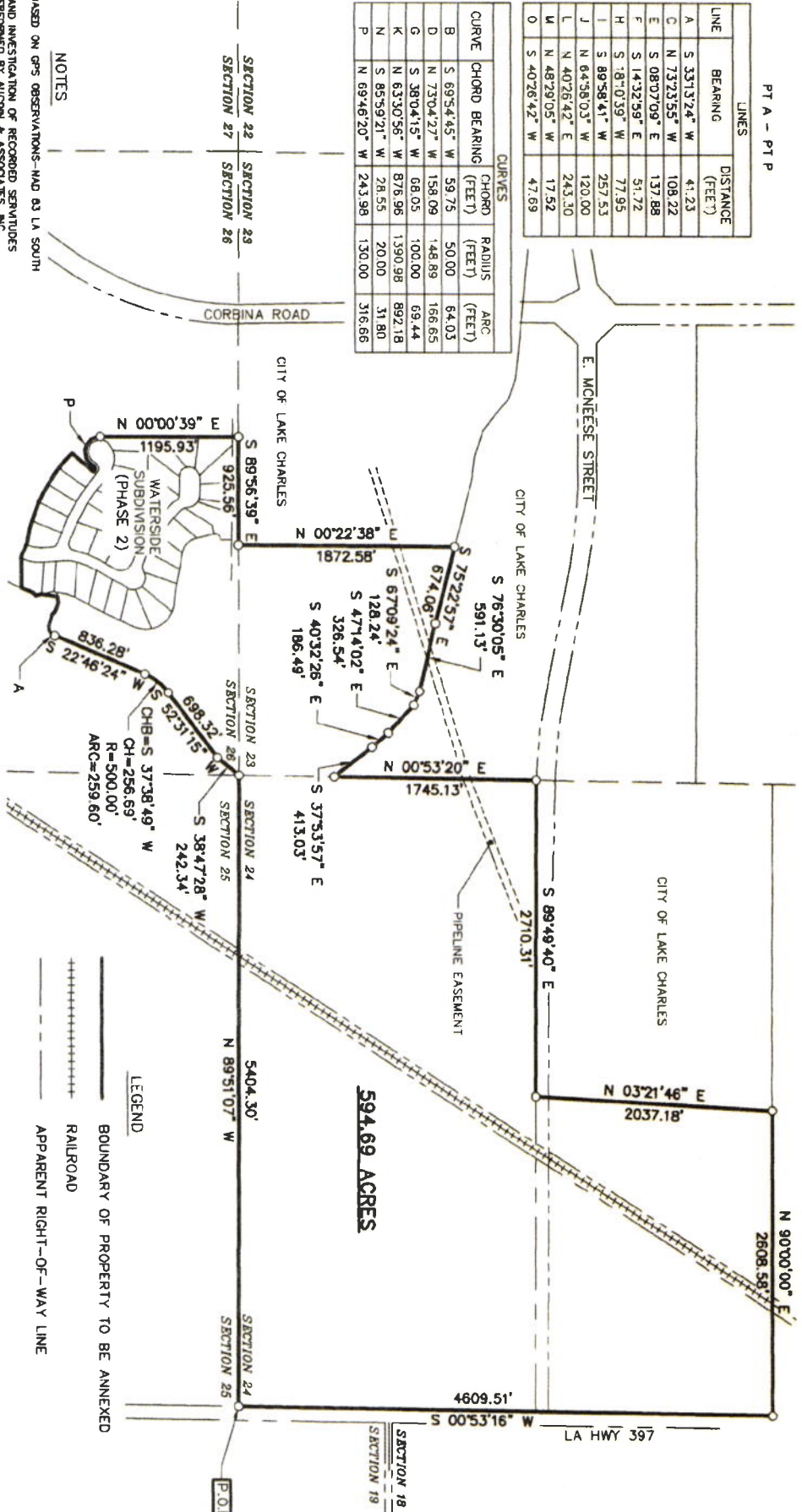
PLAT SHOWING 594.69 ACRES

**T-10-S, R-8-W
CALCASIEU PARISH, LOUISIANA**

PT A - PT P

LINE	BEARING	DISTANCE (FEET)
A	S 33°13'24" W	41.23
B	N 73°23'55" W	108.22
C	S 08°07'09" E	137.88
F	S 14°32'59" E	51.72
H	S 18°10'39" W	77.95
I	S 89°58'41" W	257.53
J	N 64°56'03" W	120.00
L	N 40°26'42" E	243.30
M	N 48°29'05" W	17.52
O	S 40°26'42" W	47.69

CURVE	CHORD BEARING	CHORD (FEET)	RADIUS (FEET)	ARC (FEET)
B	S 69°54'45" W	59.75	50.00	64.03
D	N 73°04'27" W	158.09	148.89	166.65
G	S 38°04'15" W	68.05	100.00	69.44
K	N 63°30'55" W	876.96	1390.98	892.18
N	S 85°59'21" W	28.55	20.00	31.80
P	N 69°46'20" W	243.98	130.00	316.66



NOTES

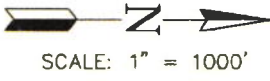
- BEARINGS BASED ON GPS OBSERVATIONS—MAD BY LA SOUTH
- RESEARCH AND INVESTIGATION OF RECORDED SURVEYS WAS NOT PERFORMED BY AUDON & ASSOCIATES, INC.
- THIS PLAT DOES NOT REPRESENT A BOUNDARY SURVEY AND IS A CONCEPTUAL MAP PREPARED FOR ANNEXATION PURPOSES

**PLAT OF SURVEY PREPARED
SHOWING A 594.69 ACRE TRACT OF LAND
TO BE ANNEXED BY CITY OF LAKE CHARLES
SITUATED IN SECTIONS 23, 24 & 26, T-10-S, R-8-W
CALCASIEU PARISH, LOUISIANA**



Randall E. Ward

- LEGEND**
- BOUNDARY OF PROPERTY TO BE ANNEXED
 - +++++ RAILROAD
 - - - - - APPARENT RIGHT-OF-WAY LINE



PROJECT	18-0042	DRAFTER	ANN	DATE	8-17-18
BOOK	18-4	CHECKED			
PAGE	12-14				

AUDON & ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS

ADDRESS: P.O. BOX 968
EUNICE, LA 70535
PHONE NUMBER: (337) 457-7366

ADDRESS: 710 W. PIRREN LAKE ROAD
SUITE 108 B
LAKE CHARLES, LA 70601
PHONE NUMBER: (337) 990-5615



REVISED: 2-4-19

EXHIBIT "E"

**GEOGRAPHICAL BOUNDARIES OF
MORGANFIELD DISTRICT AS EXPANDED**

MORGANFIELD – EDD LEGAL DESCRIPTION

A CERTAIN TRACT OF LAND BEING 1,190.80 ACRES SITUATED IN SECTION 14, 15, 23 & 24 TOWNSHIP-10-SOUTH, RANGE 8-WEST, CALCASIEU PARISH, LOUISIANA FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTIONS OF SECTIONS 14, 15, 22, AND 23, SAID POINT HEREINAFTER TO BE KNOWN AS THE POINT OF BEGINNING #1 (P.O.B.#1);

THENCE PROCEED ALONG A BEARING OF NORTH 89° 49' 53" WEST FOR A DISTANCE OF 446.09 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 13° 23' 39" EAST FOR A DISTANCE OF 203.06 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 16° 58' 00" EAST FOR A DISTANCE OF 208.81 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 18° 19' 34" EAST FOR A DISTANCE OF 208.46 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 19° 19' 53" EAST FOR A DISTANCE OF 161.84 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 04° 23' 47" EAST FOR A DISTANCE OF 156.91 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 11° 39' 43" EAST FOR A DISTANCE OF 125.11 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 89° 48' 49" EAST FOR A DISTANCE OF 1575.47 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 00° 19' 35" WEST FOR A DISTANCE OF 2345.14 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 89° 50' 26" EAST FOR A DISTANCE OF 1355.12 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 00° 00' 00" WEST FOR A DISTANCE OF 897.29 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 89° 51' 57" EAST FOR A DISTANCE OF 126.87 FEET TO A POINT;

THENCE PROCEED ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 467.00 FEET, HAVING A DELTA ANGLE OF 10° 27' 13", HAVING A RADIUS OF 2559.59 FEET, A CHORD BEARING OF SOUTH 84° 38' 20" EAST, AND A CHORD LENGTH OF 466.35 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 79° 24' 38" EAST FOR A DISTANCE OF 670.68 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 10° 35' 23" EAST FOR A DISTANCE OF 130.37 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 00° 09' 37" EAST FOR A DISTANCE OF 932.69 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 89° 50' 20" EAST FOR A DISTANCE OF 1302.86 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 00° 53' 19" EAST FOR A DISTANCE OF 649.86 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 90° 00' 00" EAST FOR A DISTANCE OF 5406.89 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 00° 53' 16" WEST FOR A DISTANCE OF 4609.51 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 89° 51' 07" WEST FOR A DISTANCE OF 5404.30 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 38° 47' 28" WEST FOR A DISTANCE OF 242.34 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 52° 31' 15" WEST FOR A DISTANCE OF 698.32 FEET TO A POINT;

THENCE PROCEED ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 259.60 FEET, HAVING A DELTA ANGLE OF 29° 44' 51.0", HAVING A RADIUS OF 500.00 FEET, A CHORD BEARING OF SOUTH 37° 38' 49" WEST, AND A CHORD LENGTH OF 256.69 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 22° 46' 24" WEST FOR A DISTANCE OF 836.28 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 33° 13' 24" WEST FOR A DISTANCE OF 41.23 FEET TO A POINT;

THENCE PROCEED ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 64.03 FEET, HAVING A DELTA ANGLE OF 73° 22' 41", HAVING A RADIUS OF 50.00 FEET, A CHORD BEARING OF SOUTH 69° 54' 45" WEST, AND A CHORD LENGTH OF 59.75 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 73° 23' 55" WEST FOR A DISTANCE OF 108.22 FEET TO A POINT;

THENCE PROCEED ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 166.65 FEET, HAVING A DELTA ANGLE OF 64° 07' 55", HAVING A RADIUS OF 148.89 FEET, A CHORD BEARING OF NORTH 73° 04' 27" WEST, AND A CHORD LENGTH OF 158.09 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 08° 07' 09" EAST FOR A DISTANCE OF 137.88 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 14° 32' 59" EAST FOR A DISTANCE OF 51.72 FEET TO A POINT;

THENCE PROCEED ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 69.44 FEET, HAVING A DELTA ANGLE OF 39° 47' 08", HAVING A RADIUS OF 100.00

FEET, A CHORD BEARING OF SOUTH 38° 04' 13" WEST, AND A CHORD LENGTH OF 68.05 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 18° 10' 39" WEST FOR A DISTANCE OF 77.95 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 89° 58' 41" WEST FOR A DISTANCE OF 257.53 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 64° 58' 03" WEST FOR A DISTANCE OF 120.00 FEET TO A POINT;

THENCE PROCEED ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 892.17 FEET, HAVING A DELTA ANGLE OF 36° 44' 58", HAVING A RADIUS OF 1390.98 FEET, A CHORD BEARING OF NORTH 63° 30' 56" WEST, AND A CHORD LENGTH OF 876.96 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 30° 10' 58" EAST FOR A DISTANCE OF 227.14 FEET TO A POINT;

THENCE PROCEED ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 66.36 FEET, HAVING A DELTA ANGLE OF 164° 31' 36", HAVING A RADIUS OF 23.11 FEET, A CHORD BEARING OF NORTH 62° 40' 37" WEST, AND A CHORD LENGTH OF 45.80 FEET TO A POINT;

THENCE PROCEED ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 336.07 FEET, HAVING A DELTA ANGLE OF 141° 22' 14", HAVING A RADIUS OF 136.20 FEET, A CHORD BEARING OF NORTH 84° 24' 22" WEST, AND A CHORD LENGTH OF 257.08 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 00° 00' 39" EAST FOR A DISTANCE OF 1197.84 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 89°52'29" WEST FOR A DISTANCE OF 1155.13 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 00°22'57" WEST FOR A DISTANCE OF 2.63 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 89°54'41" WEST FOR A DISTANCE OF 1288.00 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 00°48'34" EAST FOR A DISTANCE OF 2624.09 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 00° 47' 32" EAST FOR A DISTANCE OF 2651.18 FEET TO THE POINT OF BEGINNING #1.

LESS AND EXCEPT A CERTAIN TRACT OF LAND BEING 24.80 ACRES SITUATED IN SECTION 23, TOWNSHIP-10-SOUTH, RANGE 8-WEST, CALCASIEU PARISH, LOUISIANA FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTIONS OF SECTIONS 14, 15, 22, AND 23, THENCE PROCEED ALONG A BEARING OF SOUTH 00°47'32" WEST FOR A DISTANCE OF 2651.18 FEET TO A POINT; THENCE SOUTH 00°48'34" WEST FOR A DISTANCE OF 2624.09 FEET TO A POINT; THENCE SOUTH 89°54'41" EAST FOR A DISTANCE OF 1288.00 FEET TO A POINT; THENCE NORTH 00°22'57" EAST FOR A DISTANCE OF 2.63 FEET TO A POINT; THENCE NORTH 00°23'05" EAST FOR A DISTANCE OF 792.43 FEET TO A POINT, SAID POINT HEREINAFTER TO BE KNOWN AS THE POINT OF

BEGINNING #2 (P.O.B.#2);

THENCE PROCEED ALONG A BEARING OF NORTH $00^{\circ}22'38''$ EAST FOR A DISTANCE OF 310.35 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH $89^{\circ}37'22''$ EAST FOR A DISTANCE OF 160.00 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH $00^{\circ}22'38''$ EAST FOR A DISTANCE OF 910.78 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH $89^{\circ}37'22''$ EAST FOR A DISTANCE OF 936.79 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH $00^{\circ}22'38''$ WEST FOR A DISTANCE OF 120.00 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH $89^{\circ}37'22''$ EAST FOR A DISTANCE OF 45.37 FEET TO A POINT;

THENCE PROCEED ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 68.46 FEET, HAVING A DELTA ANGLE OF $3^{\circ}49'37''$, HAVING A RADIUS OF 1025.00 FEET, A CHORD BEARING OF SOUTH $87^{\circ}42'34''$ EAST AND A CHORD LENGTH OF 68.45 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH $00^{\circ}22'44''$ WEST FOR A DISTANCE OF 552.71 FEET TO A POINT;

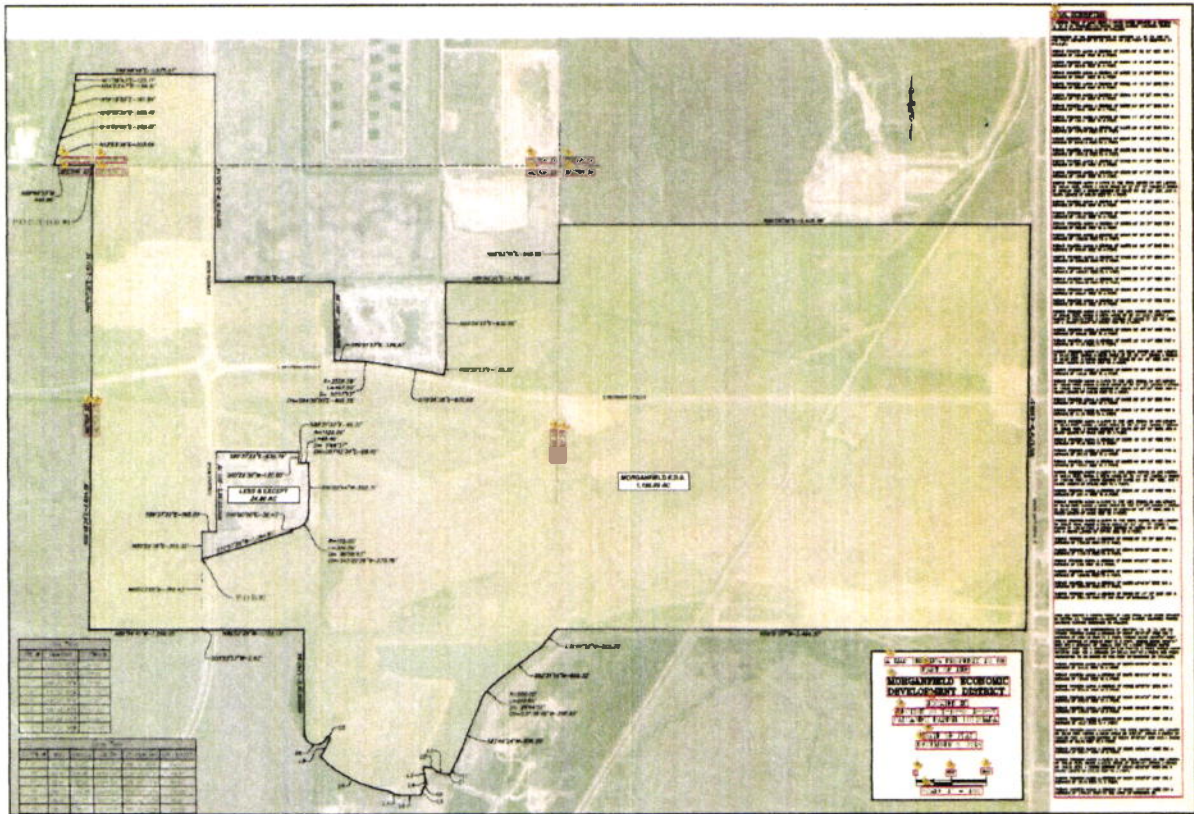
THENCE PROCEED ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 306.29 FEET, HAVING A DELTA ANGLE OF $89^{\circ}59'43''$, HAVING A RADIUS OF 195.00 FEET, A CHORD BEARING OF SOUTH $45^{\circ}22'29''$ WEST AND A CHORD LENGTH OF 275.76 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH $00^{\circ}00'00''$ EAST FOR A DISTANCE OF 32.43 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH $72^{\circ}57'29''$ WEST FOR A DISTANCE OF 1064.61 FEET TO THE POINT OF BEGINNING #2.

EXHIBIT "F"

**MAP SHOWING BOUNDARIES OF
MORGANFIELD DISTRICT AS EXPANDED**



STATE OF LOUISIANA :

PARISH OF CALCASIEU :

I, LYNN F. THIBODEAUX, do hereby certify that I am the duly qualified and acting Clerk of the Council of the City of Lake Charles, Calcasieu Parish, Louisiana.

I further certify that the above and foregoing is a true and correct copy of Ordinance number 18374 adopted at a meeting of the City Council acting as the governing authority of the City and Morganfield Economic Development District, held on the 20th day of March, 2019.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature and impressed hereon the official seal of said City, this 26th day of March, 2019.


LYNN F. THIBODEAUX
CLERK OF THE COUNCIL

[SEAL]