

**BY THE CADDO PARISH COMMISSION:**

AN ORDINANCE TO AMEND VOLUME II OF THE CODE OF ORDINANCES OF THE PARISH OF CADDO, AS AMENDED, THE CADDO PARISH UNIFIED DEVELOPMENT CODE, BY AMENDING THE ZONING OF PROPERTY LOCATED ON THE NORTH SIDE OF OLD MOORINGSPORT ROAD, APPROXIMATELY TWO THOUSAND THREE HUNDRED- AND FIFTY- FEET EAST OF NORTH MARKET STREET, CADDO PARISH, LA., FROM TRACT A R-A RURAL-AGRICULTURAL ZONING DISTRICT TO R-1-7, SINGLE FAMILY RESIDENTIAL AND TRACT B FROM R-A RURAL-AGRICULTURAL DISTRICT TO R-1-5 SINGLE- FAMILY RESIDENTIAL DISTRICT, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

BE IT ORDAINED by the Caddo Parish Commission in due, legal and regular session convened, that Volume II of the Code of Ordinances of the Parish of Caddo, as amended, the Caddo Parish Unified Development Code, is hereby amended and re-enacted to read as follows, to wit:

The official Zoning Map of the Shreveport Metropolitan Planning Area of Caddo Parish, Louisiana, be amended by rezoning property located on the north side of Old Mooringsport Road, approximately two thousand three hundred- and fifty-feet east of North Market Street, Caddo Parish, LA, more particularly described below as Tract A, be hereby amended from R-A Rural-Agricultural District to R-1-7, Single Family Residential District and Tract B, hereby amended from R-A Rural-Agricultural District to R-1-5 Single- Family Residential District:

TRACT A: THE METES AND BOUNDS DESCRIPTION OF CERTAIN 79.6 ACRE TRACT OF LAND, LOCATED IN SECTION 30 & 31, TOWNSHIP 19 NORTH – RANGE 14 WEST, NORTHWESTERN LAND DISTRICT, CADDO PARISH, LOUISIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM A POINT OF BEGINNING BEING THE INTERSECTION OF THE SECTION LINE BETWEEN SECTIONS 30 AND 31 WITH THE WEST RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 49 AT LOUISIANA STATE PLANE COORDINATE – NORTH ZONE N 767,275.04 – E 2,870,203.12 PROCEED N 89°20'44" W, ALONG SAID SECTION LINE BETWEEN SECTION 30 AND 31, A DISTANCE OF 559.17' TO A SET ½" REBAR AND CORNER AT LOUISIANA STATE PLANE COORDINATE – NORTH ZONE N 767,281.43 – E 2,869,643.99; THENCE PROCEED S 12°40'56" W, A DISTANCE OF 44.89 TO A FOUND ½" REBAR AND CORNER AT LOUISIANA STATE PLANE COORDINATE – NORTH ZONE N 767,237.63 – E 2,869,634.13; THENCE PROCEED N 79°59'29" W, A DISTANCE OF 272.16' TO A POINT AND CORNER ON SAID SECTION LINE AND A FOUND ½" IRON ROD AT LOUISIANA STATE PLANE COORDINATE – NORTH ZONE N 767,284.93 – E 2,869,366.12; THENCE PROCEED S 14°12'07" W A DISTANCE OF 18.74' TO A FOUND ½" REBAR AND CORNER AT LOUISIANA STATE PLANE COORDINATE – NORTH ZONE N 767,267.63 – E 2,869,360.63; THENCE PROCEED N 74°01'30" W A DISTANCE OF 68.78' TO A FOUND ½" REBAR AND CORNER AT LOUISIANA STATE PLANE COORDINATE – NORTH ZONE N 767,285.70 – E 2,869,295.39; THENCE CONTINUE N 74°01'30" W A DISTANCE OF 223.29' TO A SET ½" REBAR BEING THE SOUTHWEST CORNER OF SAID 79.6 ACRE TRACT AND CORNER; THENCE PROCEED N 01°06'46" E ALONG THE WEST PROPERTY LINE, A DISTANCE OF 2,633.15' TO A SET ½" REBAR AND CORNER AT LOUISIANA STATE PLANE COORDINATE – NORTH ZONE N 769,979.81 – E 2,869,131.86; THENCE PROCEED N 88°43'07" W A DISTANCE OF 226.24' TO A FOUND ½" REBAR AND CORNER AT LOUISIANA STATE PLANE COORDINATE – NORTH ZONE N 769,984.87 – E 2,868,905.68; THENCE PROCEED N 00°35'47" W A DISTANCE OF 1,296.43' (TITLE = SOUTH – 1.296.8') TO THE NORTHWEST CORNER OF SAID 79.6 ACRE TRACT AND A FOUND ½" REBAR AND CORNER AT LOUISIANA STATE PLANE COORDINATE – NORTH ZONE N 771,281.22 – E

2,868,919.17; THENCE PROCEED S 62°38'14" E A DISTANCE OF 912.05' TO THE NORTHEAST CORNER OF SAID 79.6 ACRE TRACT ON THE WEST RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 49 AND A SET ½" REBAR AND CORNER AT LOUISIANA STATE PLANE COORDINATE – NORTH ZONE N 770,862.02 – E 2,869,729.17; THENCE PROCEED S 09°56'54" E ALONG THE WEST RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 49, A DISTANCE OF 580.37' TO A FOUND LA DOTD RIGHT OF WAY MARKER, ½" REBAR AND CORNER AT LOUISIANA STATE PLANE COORDINATE – NORTH ZONE N 770,290.38 – E 2,869,829.44; THENCE CONTINUE S 07°03'52" E ALONG THE WEST RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 49 A DISTANCE OF 3,038.40' TO THE POINT OF BEGINNING CONTAINING 79.6 ACRES MORE OR LESS, SAID TRACT BEING LESS AND EXCEPT AN 10.2 ACRE TRACT OF LAND DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SECTION LINE BETWEEN SECTIONS 30 AND 31 WITH THE WEST RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 49, PROCEED N 89°20'44" W, ALONG SAID SECTION LINE BETWEEN SECTIONS 30 AND 31, A DISTANCE OF 635.76 FEET, THENCE RUN N 07°03'52" W, A DISTANCE OF 613.57 FEET TO THE POINT OF BEGINNING.

THENCE PROCEED N 07°03'52" W A DISTANCE OF 120.00 FEET, THENCE PROCEED N 82°56'08" E A DISTANCE OF 125.00 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 360.00 FEET, THENCE PROCEED S 82°56'08" W A DISTANCE OF 125.00 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 110.00 FEET, THENCE PROCEED N 82°56'08" E A DISTANCE OF 125.00 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 135.00 FEET, THENCE PROCEED S 82°56'08" W A DISTANCE OF 110.00 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 127.16 FEET, THENCE PROCEED S 89°02'07" W A DISTANCE OF 39.24 FEET, THENCE PROCEED N 01°06'46" E A DISTANCE OF 125.00 FEET, THENCE PROCEED N 47°09'24" E A DISTANCE OF 93.97 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 125.00 FEET, THENCE PROCEED N 82°56'08" E A DISTANCE OF 15.00 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 125.00 FEET, THENCE PROCEED N 50°39'36" E A DISTANCE OF 112.36 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 125.00 FEET, THENCE PROCEED S 82°56'08" W A DISTANCE OF 50.00 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 125.00 FEET, THENCE PROCEED N 29°41'03" W A DISTANCE OF 65.00 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 125.00 FEET, THENCE PROCEED N 82°56'08" E A DISTANCE OF 15.00 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 125.00 FEET, THENCE PROCEED N 15°33'20" E A DISTANCE OF 65.00 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 250.00 FEET, THENCE PROCEED N 32°44'04" E A DISTANCE OF 78.10 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 125.00 FEET, THENCE PROCEED S 82°56'08" W A DISTANCE OF 58.14 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 125.00 FEET, THENCE PROCEED S 83°53'48" W A DISTANCE OF 54.47 FEET, THENCE PROCEED S 03°41'59" E A DISTANCE OF 126.13 FEET, THENCE PROCEED N 89°47'02" W A DISTANCE OF 107.40 FEET, THENCE PROCEED N 00°35'47" E A DISTANCE OF 310.00 FEET, THENCE PROCEED S 89°24'13" E A DISTANCE OF 55.00 FEET, THENCE PROCEED S 00°35'47" W A DISTANCE OF 125.00 FEET, THENCE PROCEED N 86°57'15" E A DISTANCE OF 66.04 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 125.00 FEET, THENCE PROCEED N 82°56'08" E A DISTANCE OF 110.00 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 185.00 FEET, THENCE PROCEED N 82°56'08" E A DISTANCE OF 128.35 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 125.00 FEET, THENCE PROCEED N 82°56'08" E A DISTANCE OF 8.14 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 125.00 FEET, THENCE PROCEED S 11°50'21" E A DISTANCE OF 60.21 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 250.00 FEET, THENCE PROCEED S 11°49'41" E A DISTANCE OF 60.21 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 125.00 FEET, THENCE PROCEED S 82°56'08" W A DISTANCE OF 5.00 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 125.00 FEET, THENCE PROCEED S 82°56'08" W A DISTANCE OF 183.00 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 310.00 FEET, THENCE PROCEED S 51°05'36" E A DISTANCE OF 83.45 FEET, THENCE PROCEED N 07°03'52" E A DISTANCE OF 125.00 FEET, THENCE PROCEED S 82°56'08" W A DISTANCE OF 60.00 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 185.00 FEET, THENCE PROCEED N 82°56'08" E A DISTANCE OF 60.00 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 125.00 FEET, THENCE PROCEED S 82°56'08" W A DISTANCE

OF 60.00 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 125.00 FEET, THENCE PROCEED N 82°56'08" E A DISTANCE OF 180.00 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 185.00 FEET, THENCE PROCEED S 82°56'08" W A DISTANCE OF 100.00 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 125.00 FEET, THENCE PROCEED S 82°56'08" W A DISTANCE OF 75.00 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 665.00 FEET, THENCE PROCEED S 82°56'08" W A DISTANCE OF 185.00 FEET RETURNING TO THE POINT OF BEGINNING., Caddo Parish, Louisiana.

TRACT B: THE METES AND BOUNDS DESCRIPTION OF CERTAIN 10.2 ACRE TRACT OF LAND, LOCATED IN SECTION 30, TOWNSHIP 19 NORTH – RANGE 14 WEST, NORTHWESTERN LAND DISTRICT, CADDO PARISH, LOUISIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SECTION LINE BETWEEN SECTIONS 30 AND 31 WITH THE WEST RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 49, PROCEED N 89°20'44" W, ALONG SAID SECTION LINE BETWEEN SECTIONS 30 AND 31, A DISTANCE OF 635.76 FEET, THENCE RUN N 07°03'52" W, A DISTANCE OF 613.57 FEET TO THE POINT OF BEGINNING. THENCE PROCEED N 07°03'52" W A DISTANCE OF 120.00 FEET, THENCE PROCEED N 82°56'08" E A DISTANCE OF 125.00 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 360.00 FEET, THENCE PROCEED S 82°56'08" W A DISTANCE OF 125.00 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 110.00 FEET, THENCE PROCEED N 82°56'08" E A DISTANCE OF 125.00 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 135.00 FEET, THENCE PROCEED S 82°56'08" W A DISTANCE OF 110.00 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 127.16 FEET, THENCE PROCEED S 89°02'07" W A DISTANCE OF 39.24 FEET, THENCE PROCEED N 01°06'46" E A DISTANCE OF 125.00 FEET, THENCE PROCEED N 47°09'24" E A DISTANCE OF 93.97 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 125.00 FEET, THENCE PROCEED N 82°56'08" E A DISTANCE OF 15.00 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 125.00 FEET, THENCE PROCEED N 50°39'36" E A DISTANCE OF 112.36 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 125.00 FEET, THENCE PROCEED S 82°56'08" W A DISTANCE OF 50.00 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 125.00 FEET, THENCE PROCEED N 29°41'03" W A DISTANCE OF 65.00 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 125.00 FEET, THENCE PROCEED N 82°56'08" E A DISTANCE OF 15.00 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 125.00 FEET, THENCE PROCEED N 15°33'20" E A DISTANCE OF 65.00 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 250.00 FEET, THENCE PROCEED N 32°44'04" E A DISTANCE OF 78.10 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 125.00 FEET, THENCE PROCEED S 82°56'08" W A DISTANCE OF 58.14 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 125.00 FEET, THENCE PROCEED S 83°53'48" W A DISTANCE OF 54.47 FEET, THENCE PROCEED S 03°41'59" E A DISTANCE OF 126.13 FEET, THENCE PROCEED N 89°47'02" W A DISTANCE OF 107.40 FEET, THENCE PROCEED N 00°35'47" E A DISTANCE OF 310.00 FEET, THENCE PROCEED S 89°24'13" E A DISTANCE OF 55.00 FEET, THENCE PROCEED S 00°35'47" W A DISTANCE OF 125.00 FEET, THENCE PROCEED N 86°57'15" E A DISTANCE OF 66.04 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 125.00 FEET, THENCE PROCEED N 82°56'08" E A DISTANCE OF 110.00 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 185.00 FEET, THENCE PROCEED N 82°56'08" E A DISTANCE OF 128.35 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 125.00 FEET, THENCE PROCEED N 82°56'08" E A DISTANCE OF 8.14 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 125.00 FEET, THENCE PROCEED S 11°50'21" E A DISTANCE OF 60.21 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 250.00 FEET, THENCE PROCEED S 11°49'41" E A DISTANCE OF 60.21 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 125.00 FEET, THENCE PROCEED S 82°56'08" W A DISTANCE OF 5.00 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 125.00 FEET, THENCE PROCEED S 82°56'08" W A DISTANCE OF 183.00 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 310.00 FEET, THENCE PROCEED S 51°05'36" E A DISTANCE OF 83.45 FEET, THENCE PROCEED N 07°03'52" E A DISTANCE OF 125.00 FEET, THENCE PROCEED S 82°56'08" W A DISTANCE OF 60.00 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 185.00 FEET,

THENCE PROCEED N 82°56'08" E A DISTANCE OF 60.00 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 125.00 FEET, THENCE PROCEED S 82°56'08" W A DISTANCE OF 60.00 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 125.00 FEET, THENCE PROCEED N 82°56'08" E A DISTANCE OF 180.00 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 185.00 FEET, THENCE PROCEED S 82°56'08" W A DISTANCE OF 100.00 FEET, THENCE PROCEED N 07°03'52" W A DISTANCE OF 125.00 FEET, THENCE PROCEED S 82°56'08" W A DISTANCE OF 75.00 FEET, THENCE PROCEED S 07°03'52" E A DISTANCE OF 665.00 FEET, THENCE PROCEED S 82°56'08" W A DISTANCE OF 185.00 FEET RETURNING TO THE POINT OF BEGINNING.

BE IT FURTHER ORDAINED, that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items or applications which can be given effect without the invalid provisions, items or applications, and to this end, the provisions of this ordinance are hereby declared severable.

BE IT FURTHER ORDAINED that this ordinance shall become effective ten (10) days after publication in the official journal.

BE IT FURTHER ORDAINED, that all ordinances or parts thereof in conflict herewith are hereby repealed.

Approved as to legal form:

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Parish Attorney

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Date

**22-7-P**  
**Falcon Bay, LLC**