

ACT OF TRANSFER

BE IT KNOWN, that on the dates and in the places hereinafter set forth, before the undersigned Notaries Public, duly commissioned and qualified as set forth below, and in the presence of the undersigned competent witnesses, personally appeared:

MATERRA DEVELOPMENT, LLC, a Louisiana limited liability company, whose mailing address is 2370 Towne Center Blvd., Ste 100, Baton Rouge, Louisiana 70806, herein represented by its undersigned duly authorized Manager (referred to herein as “**Transferor**”);

who declared that for the consideration set forth below, the sufficiency of which is hereby acknowledged, Transferor hereby transfers, conveys, abandons and delivers with subrogation to all rights and actions of warranty Transferor may have, unto:

MATERRA HOMEOWNERS ASSOCIATION, INC., a Louisiana non-profit corporation, whose mailing address is 2370 Towne Center Blvd., Ste 100, Baton Rouge, Louisiana 70806, herein represented by its undersigned duly authorized officer (referred to herein as “**Transferee**”);

all right, title and interest that Transferor may have in and to the real property more fully described on **Exhibit A** (the “**Common Space**”), the possession and delivery of which Transferee acknowledges:

together with:

- (a) all of the right, title and interest of Transferor in and to any land lying in the beds of any streets, roads or avenues, public or private, and all easements, servitudes, rights, privileges, rights-of-way, strips and gores, appurtenant to the foregoing; and
- (b) the buildings, structures, improvements, other constructions, component parts, fixtures, facilities, installations, machinery and equipment, in, on, under, over, or relating to the Common Space, and each and every other type of physical improvement to the extent owned, in whole or in part, by the Transferor, located at, on or affixed to the Common Space and, to the fullest extent such items constitute or are or can or may be construed as realty under the laws of the State of Louisiana, including without limitation the green spaces and common areas located thereon the Common Space.

All of the foregoing property is referred to herein, collectively, as (the “**Property**”).

The transfer is made for and in consideration of Transferee assuming Transferor’s costs, expenses and obligations for the operation and maintenance of the green spaces and common areas in the Common Space, including all of Transferor’s obligations under that certain Residential Declaration of Covenants, Conditions, Restrictions and Servitudes for Materra, dated April 28, 2021 and recorded April 29, 2021 as Original 986, Bundle 13104, official records of East Baton Rouge Parish, Louisiana. Transferor hereby waives any and all rights to rescind the sale or other rights of rescission and resolatory conditions to the transfer, and waives and disclaims and

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Doug Welborn
East Baton Rouge Parish
Clerk of Court

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expressly does not retain, any vendor's lien or privilege with respect to the ongoing obligations assumed by Transferee herein.

This transfer is made without any warranties, express or implied, except as to title, which warranty as to title is limited to Transferor's own acts, but with full substitution and subrogation to all actions in warranty that Transferor may have against all previous owners.

Transferee acknowledges and agrees that Transferor has made no representations, warranties or guarantees with respect to: (i) the value of the Property, (ii) the future income generated or the future expenses incurred with respect to the Property (including but not limited to future rents, taxes, insurance, and maintenance costs), (iii) the marketability or fitness of the Property for any purpose, (iv) the completeness, accuracy or authenticity of any surveys, reports, studies which may have been furnished by Transferor to Transferee, (v) compliance of the Property with applicable codes, ordinances or regulations of governmental authorities, (vi) the presence or absence of any hazardous substances (as defined under any applicable state, federal or local law) in, on under, around, about or affecting the Property, (vii) the compliance of the Property and Transferor with any laws regulating hazardous substance, or any other environmental matters. **TRANSFEEE ACKNOWLEDGES AND AGREES THAT THE PROPERTY IS BEING CONVEYED AND TRANSFERRED TO TRANSFEEE "AS IS, WHERE IS, AND WITH ALL FAULTS", AND THAT EXCEPT FOR THE LIMITED WARRANTY OF TITLE CONTAINED HEREIN, DOES NOT WARRANT OR MAKE AND HAS NOT WARRANTED OR MADE ANY REPRESENTATION WITH RESPECT TO THE PROPERTY, EXPRESSED, IMPLIED OR STATUTORY, INCLUDING ANY WARRANTY REGARDING THE MERCHANTABILITY, VALUE, QUANTITY, QUALITY, CONDITION (INCLUDING ENVIRONMENTAL CONDITION, SOIL CONDITIONS, WETLANDS AND ANY OTHER CONDITION), SUITABILITY OR FITNESS OF THE PROPERTY FOR ANY PURPOSE WHATSOEVER.** Transferee shall have absolutely no right or cause of action against Transferor, whether in tort, contract, quasi-contract or otherwise, to assert in any controversy or litigation any claim or demand arising from the transfer of, or in any way related to or in connection with, the Property unless Transferee had no knowledge of such condition prior to the transfer of the Property to Transferee and Transferor had actual knowledge of such condition prior to the transfer and, knowingly, and in bad faith, failed to disclose such condition to Transferee prior to the execution of this Act of Transfer by Transferor. Transferee hereby expressly waives and renounces, any and all rights in redhibition pursuant to Louisiana Civil Code Article 2520, et seq., the warranty imposed by Louisiana Civil Code Article 2475 (except with respect to the limited warranty of title as to the acts of Transferor provided herein), and its ability to rescind the transfer of the Property, and Transferee hereby releases Transferor from any and all liability whatsoever in connection therewith. All implied warranties with respect to the Property, including those related to fitness for a particular purpose, are hereby disclaimed by Transferor and will be disclaimed by Transferor in any controversy, claim, demand, or litigation arising from or in connection with the Property.

Transferor hereby reserves the oil, gas and other mineral rights in, to and under the Property, but expressly waives and releases any right to use the surface of the Property in connection with the exercise of the mineral reservation (the "**Mineral Reservation**") hereby created upon the transfer of the Property to Transferee. Transferor retains the right to develop oil, gas and other minerals from the Property only by means of directional drilling from adjacent properties. Further, all mineral leases granted in connection with the Mineral Reservation shall contain language releasing all surface rights to the Property. It is the express intention of Transferee and Transferor that Transferor (or Transferor's successors and assigns) will not have the right to develop the minerals retained utilizing the surface of the Property. Transferor and Transferor's

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successors and assigns shall not exercise its rights under this Mineral Reservation in a manner that will (i) use the surface of the Property; (ii) interfere with the operations on the Property; or (iii) cause injury or damage to persons or property at the Property, and Transferor and its successors and assigns shall hold Transferee harmless from and against any and all claims, loss, damage or expense (including attorney’s fees) arising out of the violation of the foregoing covenants by Transferor, its successors and assigns.

All parties signing the within instrument have declared themselves to be of full legal capacity.

All agreements and stipulations herein and all of the obligations herein assumed shall inure to the benefit of and be binding upon the heirs, successors and assigns of the respective parties, and Transferee, its successors and assigns shall have and hold the Property in full ownership forever.

This Act of Transfer may be executed in one or more counterparts, each of which shall be deemed an original, and when taken together shall constitute one and the same instrument.

[SIGNATURES ON FOLLOWING PAGES]

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DONE AND SIGNED by Transferor at Baton Rouge, Louisiana, in the presence of the undersigned Notary Public and the following witnesses on the 20th day of JULY, 2026.

WITNESSES

[Signature]
Print Name: Shere Gray

[Signature]
Print Name: Jamie Paul

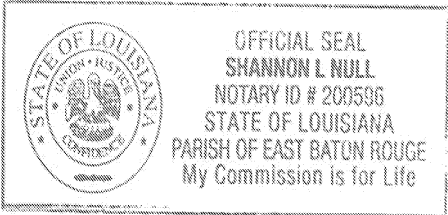
TRANSFEROR:

MATERRA DEVELOPMENT, LLC, a Louisiana limited liability company

By: Engquist Management, LLC, its Manager

By: [Signature]
Name: Todd Waguespack
Title: Authorized Representative

[Signature]
NOTARY PUBLIC
Print Name: SHANNON L NULL
Notary ID or Bar Roll No. 200596
My Commission Expires: WITH LIFE



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DONE AND SIGNED by Transferee at Baton Rouge, Louisiana, in the presence of the undersigned Notary Public and the following witnesses on the 20th day of JULY, 2026.

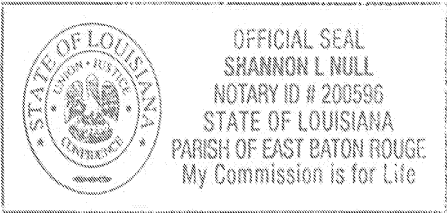
WITNESSES

[Signature]
Print Name: Shane Gray
[Signature]
Print Name: Janie Paul

TRANSFeree:

MATERRA HOMEOWNERS ASSOCIATION,
INC., a Louisiana non-profit corporation
[Signature]
By: _____
Name: Greg Murphey
Title: Director

[Signature]
NOTARY PUBLIC
Print Name: SHANNON L NULL
Notary ID or Bar Roll No. 200596
My Commission Expires: WITH LIFE



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EXHIBIT A
LEGAL DESCRIPTION

CA-1

THAT CERTAIN PIECE OR PARCEL OF LAND IDENTIFIED AS LOT CA-1 AS SHOWN ON THE FINAL PLAT OF MATERRA-PHASE I, LOTS 1 THRU 140, CA-1 THRU CA-4, CA-6 THRU CA-14 & REMAINDER OF TRACT X-1-C-2 (FORMERLY TRACT X-1-C-2), BEING A PORTION OF THE EOLA MCCALL ANDERSON TRACT, LOCATED IN SECTION 5, TOWNSHIP 8 SOUTH, RANGE 2 EAST, GREENSBURG LAND DISTRICT, PARISH OF EAST BATON ROUGE, STATE OF LOUISIANA, PREPARED BY LANDSOURCE INCORPORATED, DATED NOVEMBER 2, 2020, FILED FOR RECORD FEBRUARY 26, 2021 IN ORIGINAL 283, BUNDLE 13089, EAST BATON ROUGE CLERK OF COURT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF MCMAHON DRIVE AND NORTHERLY RIGHT OF WAY OF MULLINS WAY; THENCE N77°23'37"W ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 91.42 FEET TO A POINT;

THENCE N58°12'38"W, CONTINUING ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 98.61 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID MATERRA-PHASE I;

THENCE N31°47'46"E, LEAVING SAID RIGHT OF WAY LINE AND ALONG SAID NORTHWESTERLY LINE OF MATERRA-PHASE I A DISTANCE OF 170.85 FEET TO THE SOUTHWEST CORNER OF LOT 21, SAID MATERRA-PHASE I;

THENCE S58°12'19"E ALONG THE SOUTH LINE OF SAID LOT 21 A DISTANCE OF 139.84 FEET TO A POINT ON SAID WESTERLY RIGHT OF WAY LINE OF MCMAHON DRIVE; THENCE S14°02'01"W ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 147.84 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 0.623 ACRE AND IS SUBJECT TO ANY SERVITUDES OR RESTRICTIONS OF RECORD.

CA-2

THAT CERTAIN PIECE OR PARCEL OF LAND IDENTIFIED AS LOT CA-2 AS SHOWN ON THE FINAL PLAT OF MATERRA-PHASE I, LOTS 1 THRU 140, CA-1 THRU CA-4, CA-6 THRU CA-14 & REMAINDER OF TRACT X-1-C-2 (FORMERLY TRACT X-1-C-2), BEING A PORTION OF THE EOLA MCCALL ANDERSON TRACT, LOCATED IN SECTION 5, TOWNSHIP 8 SOUTH, RANGE 2 EAST, GREENSBURG LAND DISTRICT, PARISH OF EAST BATON ROUGE, STATE OF LOUISIANA, PREPARED BY LANDSOURCE INCORPORATED, DATED NOVEMBER 2, 2020, FILED FOR RECORD FEBRUARY 26, 2021 IN ORIGINAL 283, BUNDLE 13089, EAST BATON ROUGE CLERK OF COURT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 51, SAID MATERRA-PHASE I, SAID CORNER BEING ON THE EASTERLY RIGHT OF WAY LINE OF MCMAHON DRIVE;

THENCE N14°02'01"E ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 135.09 FEET TO THE SOUTHWEST CORNER OF LOT 39, SAID MATERRA-PHASE I;

THENCE S55°55'08"E ALONG THE SOUTH LINE OF SAID LOT 39 A DISTANCE OF 103.06 FEET TO THE SOUTHEAST CORNER OF SAID LOT 39, SAID POINT BEING ON THE WESTERLY LINE OF LOT 40, SAID MATERRA-PHASE I;

THENCE S34°04'52"W ALONG SAID WESTERLY LINE A DISTANCE OF 26.50 FEET TO THE SOUTHWEST CORNER OF SAID LOT 40;

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THENCE S55°55'08"E ALONG THE SOUTHERLY LINES OF SAID LOT 40 AND LOTS 41 AND 42, SAID MATERRA-PHASE I A DISTANCE OF 120.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 42;

THENCE N34°04'52"E ALONG THE EASTERLY LINE OF SAID LOT 42 A DISTANCE OF 16.50 FEET TO THE SOUTHWEST CORNER OF LOT 43, SAID MATERRA-PHASE I;

THENCE S55°55'08"E ALONG THE SOUTHERLY LINE OF SAID LOT 43 A DISTANCE OF 128.01 FEET TO SOUTHEAST CORNER OF SAID LOT 43, BEING ON THE WESTERLY RIGHT OF WAY LINE OF GRIFFON DRIVE;

THENCE S31°47'22"W ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 65.06 FEET TO THE NORTHEAST CORNER OF LOT 57, SAID MATERRA-PHASE I;

THENCE N55°55'08"W ALONG THE NORTHERLY LINE OF SAID LOT 57 AND LOTS 56, 55, 54 AND 53, SAID MATERRA-PHASE I A DISTANCE OF 165.14 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 53;

THENCE N75°57'59"W ALONG THE NORTHERLY LINE OF SAID LOT 53 AND LOTS 52 AND 51, SAID MATERRA-PHASE I, 151.40 FEET TO THE NORTHWEST CORNER OF SAID LOT 51, BEING ON SAID EASTERLY RIGHT OF WAY LINE OF MCMAHON DRIVE;

THENCE N14°02'01"E ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 135.09 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 0.576 ACRE AND IS SUBJECT TO ANY SERVITUDES OR RESTRICTIONS OF RECORD.

CA-3

THAT CERTAIN PIECE OR PARCEL OF LAND IDENTIFIED AS LOT CA-3 AS SHOWN ON THE FINAL PLAT OF MATERRA-PHASE I, LOTS 1 THRU 140, CA-1 THRU CA-4, CA-6 THRU CA-14 & REMAINDER OF TRACT X-1-C-2 (FORMERLY TRACT X-1-C-2), BEING A PORTION OF THE EOLA MCCALL ANDERSON TRACT, LOCATED IN SECTION 5, TOWNSHIP 8 SOUTH, RANGE 2 EAST, GREENSBURG LAND DISTRICT, PARISH OF EAST BATON ROUGE, STATE OF LOUISIANA, PREPARED BY LANDSOURCE INCORPORATED, DATED NOVEMBER 2, 2020, FILED FOR RECORD FEBRUARY 26, 2021 IN ORIGINAL 283, BUNDLE 13089, EAST BATON ROUGE CLERK OF COURT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF PENN COURT AND THE EASTERLY RIGHT OF WAY LINE OF GRIFFON DRIVE; THENCE N31°47'22"E ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 23.50 FEET TO A POINT;

THENCE N50°13'28"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 15.81 FEET TO A POINT;

THENCE N31°47'22"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 191.50 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 101, SAID MATERRA-PHASE I;

THENCE S58°12'38"E ALONG THE SOUTHERLY LINE OF LOT 101 AND LOT 100, SAID MATERRA-PHASE I A DISTANCE OF 91.89 FEET TO A POINT ON THE WESTERLY LINE OF LOT 99, SAID MATERRA-PHASE I;

THENCE S46°30'15"W ALONG SAID WESTERLY LINE A DISTANCE OF 41.12 FEET TO THE SOUTHWEST CORNER OF SAID LOT 99;

THENCE S43°29'45"E ALONG THE SOUTHERLY LINE OF SAID LOT 99 AND LOTS 98 AND 97, SAID MATERRA-PHASE I A DISTANCE OF 122.00 FEET TO A POINT ON THE WESTERLY LINE OF LOT 96, SAID MATERRA-PHASE I;

THENCE S46°30'15"W A DISTANCE OF 10.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 96;

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THENCE S43°29'45"E ALONG THE SOUTHERLY LINE OF SAID LOT 96 AND LOTS 95 AND 94, SAID MATERRA-PHASE I A DISTANCE OF 150.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 94, BEING ON THE WESTERLY RIGHT OF WAY LINE OF JETER DRIVE;
THENCE S46°30'15"W ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 39.51 FEET TO A POINT;
THENCE S64°56'21"W, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 15.81 FEET TO A POINT;
THENCE S46°30'15"W, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 5.49 FEET TO THE NORTHEAST CORNER OF LOT 111, SAID MATERRA-PHASE I;
THENCE N43°29'45"W ALONG THE NORTHERLY LINE OF SAID LOT 111 AND LOTS 110, 109, 108, 107 AND 106, SAID MATERRA-PHASE I A DISTANCE OF 257.05 FEET TO THE NORTHWEST CORNER OF SAID LOT 106, BEING COMMON WITH THE NORTHEAST CORNER OF LOT 105, SAID MATERRA-PHASE I;
THENCE N58°12'38"W ALONG THE NORTHERLY LINE OF SAID LOT 105 A DISTANCE OF 54.12 FEET TO THE NORTHWEST CORNER OF SAID LOT 105;
THENCE S31°47'22"W ALONG THE WEST LINE OF SAID LOT 105 A DISTANCE OF 120.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 105, BEING ON SAID NORTHERLY RIGHT OF WAY LINE OF PENN COURT;
THENCE N58°12'38"W ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 19.17 FEET TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED PARCEL CONTAINS 0.627 ACRE AND IS SUBJECT TO ANY SERVITUDES OR RESTRICTIONS OF RECORD.

CA-4

THAT CERTAIN PIECE OR PARCEL OF LAND IDENTIFIED AS LOT CA-4 AS SHOWN ON THE FINAL PLAT OF MATERRA-PHASE I, LOTS 1 THRU 140, CA-1 THRU CA-4, CA-6 THRU CA-14 & REMAINDER OF TRACT X-1-C-2 (FORMERLY TRACT X-1-C-2), BEING A PORTION OF THE EOLA MCCALL ANDERSON TRACT, LOCATED IN SECTION 5, TOWNSHIP 8 SOUTH, RANGE 2 EAST, GREENSBURG LAND DISTRICT, PARISH OF EAST BATON ROUGE, STATE OF LOUISIANA, PREPARED BY LANDSOURCE INCORPORATED, DATED NOVEMBER 2, 2020, FILED FOR RECORD FEBRUARY 26, 2021 IN ORIGINAL 283, BUNDLE 13089, EAST BATON ROUGE CLERK OF COURT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF SPALDING WAY AND THE WESTERLY RIGHT OF WAY LINE OF GRIFFON DRIVE;
THENCE N43°57'01"W ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 17.09 FEET TO A POINT;
THENCE N18°14'28"W, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 12.68 FEET TO A POINT;
THENCE N43°57'01"W, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 176.00 FEET TO A POINT;
THENCE N69°39'34"W, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 12.68 FEET TO A POINT;
THENCE N43°57'01"W, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 29.55 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF MCMAHON DRIVE;
THENCE N31°47'22"E ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 30.89 FEET TO THE SOUTHWEST CORNER OF LOT 67, SAID MATERRA-PHASE I;

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THENCE S58°12'38"E ALONG THE SOUTHERLY LINE OF SAID LOT 67 AND LOTS 66 AND 65, SAID MATERRA-PHASE I, A DISTANCE OF 135.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 65;

THENCE N31°47'22"E ALONG THE EASTERLY LINE OF SAID LOT 65 A DISTANCE OF 30.00 FEET TO THE SOUTHWEST CORNER OF LOT 64, SAID MATERRA-PHASE I;

THENCE S58°12'38"E ALONG THE SOUTHERLY LINE OF SAID LOT 64 AND LOTS 63 AND 62, SAID MATERRA-PHASE I A DISTANCE OF 132.78 FEET TO SAID WESTERLY RIGHT OF WAY LINE OF GRIFFON DRIVE;

THENCE SOUTHWESTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE ON A CURVE TO THE RIGHT AN ARC DISTANCE OF 33.71 FEET, SAID CURVE HAVING A RADIUS OF 188.50 FEET, AND A CHORD WITH A BEARING OF S41°52'14"W AND A LENGTH OF 33.66 FEET TO A POINT;

THENCE S46°59'36"W ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 91.42 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 0.426 ACRE AND IS SUBJECT TO ANY SERVITUDES OR RESTRICTIONS OF RECORD.

CA-6

THAT CERTAIN PIECE OR PARCEL OF LAND IDENTIFIED AS LOT CA-6 AS SHOWN ON THE FINAL PLAT OF MATERRA-PHASE I, LOTS 1 THRU 140, CA-1 THRU CA-4, CA-6 THRU CA-14 & REMAINDER OF TRACT X-1-C-2 (FORMERLY TRACT X-1-C-2), BEING A PORTION OF THE EOLA MCCALL ANDERSON TRACT, LOCATED IN SECTION 5, TOWNSHIP 8 SOUTH, RANGE 2 EAST, GREENSBURG LAND DISTRICT, PARISH OF EAST BATON ROUGE, STATE OF LOUISIANA, PREPARED BY LANDSOURCE INCORPORATED, DATED NOVEMBER 2, 2020, FILED FOR RECORD FEBRUARY 26, 2021 IN ORIGINAL 283, BUNDLE 13089, EAST BATON ROUGE CLERK OF COURT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 18, SAID MATERRA-PHASE I, SAID CORNER BEING ON THE NORTHWESTERLY LINE OF SAID MATERRA-PHASE I;

THENCE N31°47'46"E ALONG SAID NORTHWESTERLY LINE A DISTANCE OF 50.01 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID MATERRA-PHASE I;

THENCE S58°12'27"E ALONG SAID NORTHEASTERLY LINE OF DISTANCE OF 95.80 FEET TO A POINT; THENCE S55°55'16"E, CONTINUING ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 517.48 FEET TO THE NORTHWEST CORNER OF LOT 72, SAID MATERRA-PHASE I;

THENCE S34°04'52"W ALONG THE NORTHWESTERLY LINE OF SAID LOT 72 A DISTANCE OF 6.03 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF DIAL DRIVE;

THENCE N55°55'08"W ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE A DISTANCE OF 493.02 FEET TO THE POINT OF INTERSECTION WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF MCMAHON DRIVE;

THENCE S31°47'22"W ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE A DISTANCE OF 43.04 FEET TO THE NORTHEAST CORNER OF SAID LOT 18;

THENCE N58°12'19"W ALONG THE NORTHEASTERLY LINE OF SAID LOT 18 A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 0.206 ACRE AND IS SUBJECT TO ANY SERVITUDES OR RESTRICTIONS OF RECORD.

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CA-7

THAT CERTAIN PIECE OR PARCEL OF LAND IDENTIFIED AS LOT CA-7 AS SHOWN ON THE FINAL PLAT OF MATERRA-PHASE I, LOTS 1 THRU 140, CA-1 THRU CA-4, CA-6 THRU CA-14 & REMAINDER OF TRACT X-1-C-2 (FORMERLY TRACT X-1-C-2), BEING A PORTION OF THE EOLA MCCALL ANDERSON TRACT, LOCATED IN SECTION 5, TOWNSHIP 8 SOUTH, RANGE 2 EAST, GREENSBURG LAND DISTRICT, PARISH OF EAST BATON ROUGE, STATE OF LOUISIANA, PREPARED BY LANDSOURCE INCORPORATED, DATED NOVEMBER 2, 2020, FILED FOR RECORD FEBRUARY 26, 2021 IN ORIGINAL 283, BUNDLE 13089, EAST BATON ROUGE CLERK OF COURT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 124, SAID MATERRA-PHASE I, SAID POINT BEING ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF JETER DRIVE; THENCE N46°30'15"E ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 22.90 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF HAILE WAY;

THENCE S43°29'45"E ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 57.94 FEET TO A POINT;

THENCE S37°27'34"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 181.71 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY RIGHT OF WAY OF MCKOWEN DRIVE;

THENCE S54°08'38"W ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 28.88 FEET TO THE NORTHEAST CORNER OF LOT 128, SAID MATERRA-PHASE I;

THENCE N37°27'34"W ALONG THE EAST LINE OF SAID LOT 128 AND LOTS 127, 126, 125, SAID MATERRA PHASE I, AND SAID LOT 124 A DISTANCE OF 236.11 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 0.154 ACRE AND IS SUBJECT TO ANY SERVITUDES OR RESTRICTIONS OF RECORD.

CA-8

THAT CERTAIN PIECE OR PARCEL OF LAND IDENTIFIED AS LOT CA-8 AS SHOWN ON THE FINAL PLAT OF MATERRA-PHASE I, LOTS 1 THRU 140, CA-1 THRU CA-4, CA-6 THRU CA-14 & REMAINDER OF TRACT X-1-C-2 (FORMERLY TRACT X-1-C-2), BEING A PORTION OF THE EOLA MCCALL ANDERSON TRACT, LOCATED IN SECTION 5, TOWNSHIP 8 SOUTH, RANGE 2 EAST, GREENSBURG LAND DISTRICT, PARISH OF EAST BATON ROUGE, STATE OF LOUISIANA, PREPARED BY LANDSOURCE INCORPORATED, DATED NOVEMBER 2, 2020, FILED FOR RECORD FEBRUARY 26, 2021 IN ORIGINAL 283, BUNDLE 13089, EAST BATON ROUGE CLERK OF COURT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 135, SAID MATERRA-PHASE I;

THENCE N54°08'38"E ALONG THE SOUTHERLY LINE OF LOT 135 AND LOTS 134, 133, 132, 131, 130, 129, SAID MATERRA-PHASE I A DISTANCE OF 286.82 FEET TO THE SOUTHEAST CORNER OF SAID LOT 129;

THENCE N35°51'22"W ALONG THE EASTERLY LINE OF SAID LOT 129 A DISTANCE OF 120.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 129, BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF MCKOWEN DRIVE;

THENCE N54°08'38"E ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 25.92 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF HAILE WAY;

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THENCE S37°27'34"E ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 60.54 FEET TO A POINT;
THENCE, CONTINUING ALONG SAID RIGHT OF WAY LINE, ON A CURVE TO THE RIGHT AN ARC DISTANCE OF 54.17 FEET, SAID CURVE HAVING A RADIUS OF 86.00 FEET, AND A CHORD WITH A BEARING OF S19°24'48"E AND A LENGTH OF 53.28 FEET TO A POINT;
THENCE S01°22'02"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 28.37 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID MATTERA-PHASE I;
THENCE S54°08'38"W ALONG SAID SOUTHERLY LINE A DISTANCE OF 283.29 FEET TO A POINT;
THENCE N35°51'22"W A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED PARCEL CONTAINS 0.165 ACRE AND IS SUBJECT TO ANY SERVITUDES OR RESTRICTIONS OF RECORD.

CA-9

THAT CERTAIN PIECE OR PARCEL OF LAND IDENTIFIED AS LOT CA-9 AS SHOWN ON THE FINAL PLAT OF MATERRA-PHASE I, LOTS 1 THRU 140, CA-1 THRU CA-4, CA-6 THRU CA-14 & REMAINDER OF TRACT X-1-C-2 (FORMERLY TRACT X-1-C-2), BEING A PORTION OF THE EOLA MCCALL ANDERSON TRACT, LOCATED IN SECTION 5, TOWNSHIP 8 SOUTH, RANGE 2 EAST, GREENSBURG LAND DISTRICT, PARISH OF EAST BATON ROUGE, STATE OF LOUISIANA, PREPARED BY LANDSOURCE INCORPORATED, DATED NOVEMBER 2, 2020, FILED FOR RECORD FEBRUARY 26, 2021 IN ORIGINAL 283, BUNDLE 13089, EAST BATON ROUGE CLERK OF COURT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 32, SAID MATERRA-PHASE I, SAID CORNER BEING ON THE EASTERLY RIGHT OF WAY LINE OF KYLE LANE;

THENCE S58°12'38"E ALONG THE SOUTHERLY LINE OF SAID LOT 32 AND LOTS 31, 30, 29 AND 28, SAID MATERRA-PHASE I, A DISTANCE OF 247.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 28, SAID CORNER BEING ON THE WESTERLY RIGHT OF WAY LINE OF MCMAHON DRIVE;

THENCE S31°47'22"W ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 7.50 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF SPALDING WAY;

THENCE N58°12'38"W ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 247.00 FEET TO THE POINT OF INTERSECTION WITH SAID EASTERLY RIGHT OF WAY LINE OF KYLE LANE;

THENCE N31°47'22"E ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 7.50 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 0.043 ACRE AND IS SUBJECT TO ANY SERVITUDES OR RESTRICTIONS OF RECORD.

CA-10

THAT CERTAIN PIECE OR PARCEL OF LAND IDENTIFIED AS LOT CA-10 AS SHOWN ON THE FINAL PLAT OF MATERRA-PHASE I, LOTS 1 THRU 140, CA-1 THRU CA-4, CA-6 THRU CA-14 & REMAINDER OF TRACT X-1-C-2 (FORMERLY TRACT X-1-C-2), BEING A PORTION OF THE EOLA MCCALL ANDERSON TRACT, LOCATED IN SECTION 5, TOWNSHIP 8 SOUTH, RANGE 2 EAST, GREENSBURG LAND DISTRICT, PARISH OF EAST BATON ROUGE, STATE OF LOUISIANA, PREPARED BY LANDSOURCE INCORPORATED, DATED NOVEMBER 2, 2020, FILED FOR RECORD FEBRUARY 26,

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2021 IN ORIGINAL 283, BUNDLE 13089, EAST BATON ROUGE CLERK OF COURT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 140, SAID MATERRA-PHASE I, SAID CORNER BEING ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF JETER DRIVE;

THENCE S35°51'22"E ALONG THE WESTERLY LINE OF SAID LOT 140 AND LOTS 139, 138, 136 AND 136, SAID MATERRA-PHASE I, A DISTANCE OF 200.71 FEET TO THE SOUTHWEST CORNER OF SAID LOT 136, BEING ON THE NORTHERLY RIGHT OF WAY LINE OF MCKOWEN DRIVE;

THENCE S54°08'38"W ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 15.30 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF FARRIS DRIVE;

THENCE N35°51'22"W ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 198.66 FEET TO THE POINT OF INTERSECTION WITH SAID SOUTHEASTERLY RIGHT OF WAY LINE OF JETER DRIVE;

THENCE N46°30'15"E ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE A DISTANCE OF 15.44 FEET TO A THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 0.070 ACRE AND IS SUBJECT TO ANY SERVITUDES OR RESTRICTIONS OF RECORD.

CA-11

THAT CERTAIN PIECE OR PARCEL OF LAND IDENTIFIED AS LOT CA-11 AS SHOWN ON THE FINAL PLAT OF MATERRA-PHASE I, LOTS 1 THRU 140, CA-1 THRU CA-4, CA-6 THRU CA-14 & REMAINDER OF TRACT X-1-C-2 (FORMERLY TRACT X-1-C-2), BEING A PORTION OF THE EOLA MCCALL ANDERSON TRACT, LOCATED IN SECTION 5, TOWNSHIP 8 SOUTH, RANGE 2 EAST, GREENSBURG LAND DISTRICT, PARISH OF EAST BATON ROUGE, STATE OF LOUISIANA, PREPARED BY LANDSOURCE INCORPORATED, DATED NOVEMBER 2, 2020, FILED FOR RECORD FEBRUARY 26, 2021 IN ORIGINAL 283, BUNDLE 13089, EAST BATON ROUGE CLERK OF COURT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF MCCALL DRIVE AND THE SOUTHERLY RIGHT OF WAY LINE OF APPLEBY WAY;

THENCE, SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE, ON A CURVE TO THE RIGHT AN ARC DISTANCE OF 74.71 FEET, SAID CURVE HAVING A RADIUS OF 155.00 FEET, AND A CHORD WITH A BEARING OF S41°39'46"E AND A LENGTH OF 73.98 FEET TO A POINT;

THENCE, CONTINUING ALONG SAID RIGHT OF WAY LINE, ON A CURVE TO THE LEFT AN ARC DISTANCE OF 42.12 FEET, SAID CURVE HAVING A RADIUS OF 79.50 FEET, AND A CHORD WITH A BEARING OF S43°01'58"E AND A LENGTH OF 41.63 FEET TO A POINT;

THENCE S58°12'38"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 205.30 FEET TO A POINT;

THENCE S13°11'48"E, LEAVING SAID RIGHT OF WAY LINE, A DISTANCE OF 207.98 FEET TO A POINT;

THENCE S59°45'40"W A DISTANCE OF 260.63 FEET TO A POINT;

THENCE N51°50'10"W A DISTANCE OF 116.01 FEET TO A POINT;

THENCE N05°16'18"W A DISTANCE OF 162.80 FEET TO A POINT;

THENCE N84°43'42"E A DISTANCE OF 18.80 FEET TO A POINT;

THENCE N05°16'18"W A DISTANCE OF 179.92 FEET TO A POINT;

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THENCE S84°43'50"W A DISTANCE OF 18.69 FEET TO THE SOUTHEAST CORNER OF THE REMAINDER OF TRACT X-1-C-2;
THENCE N05°16'10"W ALONG THE EAST LINE OF SAID REMAINDER OF TRACT X-1-C-2 A DISTANCE OF 38.06 FEET;
THENCE N33°57'37"E, CONTINUING ALONG THE EAST LINE OF SAID REMAINDER OF TRACT X-1-C-2 AND SAID EASTERLY RIGHT OF WAY LINE OF MCCALL DRIVE A DISTANCE OF 92.51 FEET TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED PARCEL CONTAINS 2.553 ACRES AND IS SUBJECT TO ANY SERVITUDES OR RESTRICTIONS OF RECORD.

CA-12

THAT CERTAIN PIECE OR PARCEL OF LAND IDENTIFIED AS LOT CA-12 AS SHOWN ON THE FINAL PLAT OF MATERRA-PHASE I, LOTS 1 THRU 140, CA-1 THRU CA-4, CA-6 THRU CA-14 & REMAINDER OF TRACT X-1-C-2 (FORMERLY TRACT X-1-C-2), BEING A PORTION OF THE EOLA MCCALL ANDERSON TRACT, LOCATED IN SECTION 5, TOWNSHIP 8 SOUTH, RANGE 2 EAST, GREENSBURG LAND DISTRICT, PARISH OF EAST BATON ROUGE, STATE OF LOUISIANA, PREPARED BY LANDSOURCE INCORPORATED, DATED NOVEMBER 2, 2020, FILED FOR RECORD FEBRUARY 26, 2021 IN ORIGINAL 283, BUNDLE 13089, EAST BATON ROUGE CLERK OF COURT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF MCMAHON DRIVE AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF DIAL DRIVE;
THENCE S55°55'08"E ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE A DISTANCE OF 106.21 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF THE WESTERN PORTION OF LEGGIO COURT;
THENCE S31°47'22"W ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 10.00 FEET TO THE NORTHEAST CORNER OF LOT 35, SAID MATERRA-PHASE I;
THENCE N55°55'08"W ALONG THE NORTHEASTERLY LINE OF SAID LOT 35 A DISTANCE OF 106.21 FEET TO THE NORTHWEST CORNER OF SAID LOT 35, BEING ON SAID EASTERLY RIGHT OF WAY LINE OF MCMAHON DRIVE;
THENCE N31°47'22"E ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 10.00 FEET TO A THE POINT OF BEGINNING.
THE ABOVE DESCRIBED PARCEL CONTAINS 0.024 ACRE AND IS SUBJECT TO ANY SERVITUDES OR RESTRICTIONS OF RECORD.

CA-13

THAT CERTAIN PIECE OR PARCEL OF LAND IDENTIFIED AS LOT CA-13 AS SHOWN ON THE FINAL PLAT OF MATERRA-PHASE I, LOTS 1 THRU 140, CA-1 THRU CA-4, CA-6 THRU CA-14 & REMAINDER OF TRACT X-1-C-2 (FORMERLY TRACT X-1-C-2), BEING A PORTION OF THE EOLA MCCALL ANDERSON TRACT, LOCATED IN SECTION 5, TOWNSHIP 8 SOUTH, RANGE 2 EAST, GREENSBURG LAND DISTRICT, PARISH OF EAST BATON ROUGE, STATE OF LOUISIANA, PREPARED BY LANDSOURCE INCORPORATED, DATED NOVEMBER 2, 2020, FILED FOR RECORD FEBRUARY 26, 2021 IN ORIGINAL 283, BUNDLE 13089, EAST BATON ROUGE CLERK OF COURT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF THE WESTERN PORTION OF LEGGIO COURT AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF DIAL DRIVE;

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THENCE S55°55'08"E ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE A DISTANCE OF 135.87 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF THE EASTERN PORTION OF LEGGIO COURT;
THENCE S34°04'52"W ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 10.00 FEET TO THE NORTHEAST CORNER OF LOT 48, SAID MATERRA-PHASE I;
THENCE N55°55'08"W ALONG THE NORTHEASTERLY LINE OF SAID LOT 48 AND LOTS 49 AND 50, SAID MATERRA-PHASE I, A DISTANCE OF 135.47 FEET TO THE NORTHWEST CORNER OF SAID LOT 50, BEING ON SAID EASTERLY RIGHT OF WAY LINE OF THE WESTERN PORTION OF LEGGIO COURT;
THENCE N31°47'22"E ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED PARCEL CONTAINS 0.031 ACRE AND IS SUBJECT TO ANY SERVITUDES OR RESTRICTIONS OF RECORD.

CA-14

THAT CERTAIN PIECE OR PARCEL OF LAND IDENTIFIED AS LOT CA-14 AS SHOWN ON THE FINAL PLAT OF MATERRA-PHASE I, LOTS 1 THRU 140, CA-1 THRU CA-4, CA-6 THRU CA-14 & REMAINDER OF TRACT X-1-C-2 (FORMERLY TRACT X-1-C-2), BEING A PORTION OF THE EOLA MCCALL ANDERSON TRACT, LOCATED IN SECTION 5, TOWNSHIP 8 SOUTH, RANGE 2 EAST, GREENSBURG LAND DISTRICT, PARISH OF EAST BATON ROUGE, STATE OF LOUISIANA, PREPARED BY LANDSOURCE INCORPORATED, DATED NOVEMBER 2, 2020, FILED FOR RECORD FEBRUARY 26, 2021 IN ORIGINAL 283, BUNDLE 13089, EAST BATON ROUGE CLERK OF COURT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF THE EASTERN PORTION OF LEGGIO COURT AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF DIAL DRIVE;
THENCE S55°55'08"E ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE A DISTANCE OF 105.00 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF GRIFFON DRIVE;
THENCE S34°04'52"W ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 10.00 FEET TO THE NORTHEAST CORNER OF LOT 47, SAID MATERRA-PHASE I;
THENCE N55°55'08"W ALONG THE NORTHERLY LINE OF SAID LOT 47 A DISTANCE OF 105.00 FEET TO THE NORTHWEST CORNER OF LOT 47, BEING ON THE EASTERLY RIGHT OF WAY LINE OF THE EASTERN PORTION OF THE LEGGIO COURT;
THENCE N34°04'52"E ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED PARCEL CONTAINS 0.024 ACRE AND IS SUBJECT TO ANY SERVITUDES OR RESTRICTIONS OF RECORD.

CA-15

THAT CERTAIN PIECE OR PARCEL OF LAND IDENTIFIED AS TRACT CA-15 AS SHOWN ON THE FINAL PLAT OF MATERRA PHASE II, LOTS 141-230 AND TRACTS CA-15 THRU CA-21, BEING A RESUBDIVISION OF TRACT X-1-D-1-A-1-A, FORMERLY A PORTION OF THE EOLA MCCALL ANDERSON TRACT, SECTION 5, TOWNSHIP 8 SOUTH, RANGE 2 EAST, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA, PREPARED BY DUPLANTIS DESIGN GROUP, PC, DATED JANUARY 7, 2025, FILED FOR RECORD MARCH 3, 2025 IN ORIGINAL 845, BUNDLE 13358, EAST BATON ROUGE CLERK OF COURT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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BEGINNING AT THE POINT OF INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF HAILE WAY AND THE NORTHEASTERLY RIGHT OF WAY LINE OF FARRIS DRIVE;

THENCE S88°22'45"W ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE A DISTANCE OF 112.01 FEET TO A POINT;

THENCE, CONTINUING ALONG SAID RIGHT OF WAY LINE ON A CURVE TO THE RIGHT AN ARC DISTANCE OF 122.67 FEET, SAID CURVE HAVING A RADIUS OF 125.50 FEET, AND A CHORD WITH A BEARING OF N63°37'12"W AND A LENGTH OF 117.84 FEET TO A POINT;

THENCE N35°37'09"W A DISTANCE OF 28.25 FEET TO A POINT ON THE LINE COMMON TO MATERRA-PHASES I AND II;

THENCE N54°24'13"E ALONG SAID PHASE LINE A DISTANCE OF 282.33 FEET TO A POINT ON SAID WESTERLY RIGHT OF WAY LINE OF HAILE WAY;

THENCE S01°02'48"E ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 88.25 FEET TO A POINT;

THENCE S01°05'03"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 148.26 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 0.777 ACRE AND IS SUBJECT TO ANY SERVITUDES OR RESTRICTIONS OF RECORD.

CA-16

THAT CERTAIN PIECE OR PARCEL OF LAND IDENTIFIED AS TRACT CA-16 AS SHOWN ON THE FINAL PLAT OF MATERRA PHASE II, LOTS 141-230 AND TRACTS CA-15 THRU CA-21, BEING A RESUBDIVISION OF TRACT X-1-D-1-A-1-A , FORMERLY A PORTION OF THE EOLA MCCALL ANDERSON TRACT, SECTION 5, TOWNSHIP 8 SOUTH, RANGE 2 EAST, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA, PREPARED BY DUPLANTIS DESIGN GROUP, PC, DATED JANUARY 7, 2025, FILED FOR RECORD MARCH 3, 2025 IN ORIGINAL 845, BUNDLE 13358, EAST BATON ROUGE CLERK OF COURT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE POINT OF INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF HAILE WAY AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF FARRIS DRIVE;

THENCE S01°06'06"E ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 22.72 FEET TO A POINT;

THENCE SOUTHWESTERLY, CONTINUING ALONG SAID RIGHT OF WAY LINE, ON A CURVE TO THE RIGHT AN ARC DISTANCE OF 48.01 FEET, SAID CURVE HAVING A RADIUS OF 75.00 FEET AND A CHORD WITH A BEARING OF S17°14'15"W AND A LENGTH OF 47.20 FEET;

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THENCE S35°34'37"W, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 588.60 FEET TO THE POINT OF INTERSECTION WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF SPALDING WAY;

THENCE N54°25'23"W ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE A DISTANCE OF 181.67 FEET TO A POINT;

THENCE NORTHWESTERLY, CONTINUING ALONG SAID RIGHT OF WAY LINE, ON A CURVE TO THE RIGHT AN ARC DISTANCE OF 60.99 FEET, SAID CURVE HAVING A RADIUS OF 476.00 FEET AND A CHORD WITH A BEARING OF N50°45'09"W AND A LENGTH OF 60.95 FEET;

THENCE N47°04'54"W, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 53.31 FEET TO A POINT;

THENCE NORTHWESTERLY, CONTINUING ALONG SAID RIGHT OF WAY LINE, ON A CURVE TO THE RIGHT AN ARC DISTANCE OF 141.73 FEET, SAID CURVE HAVING A RADIUS OF 177.00 FEET AND A CHORD WITH A BEARING OF N24°08'34"W AND A LENGTH OF 137.97 FEET;

THENCE NORTHWESTERLY, CONTINUING ALONG SAID RIGHT OF WAY LINE, ON A CURVE TO THE LEFT AN ARC DISTANCE OF 118.48 FEET, SAID CURVE HAVING A RADIUS OF 223.00 FEET AND A CHORD WITH A BEARING OF N16°25'27"W AND A LENGTH OF 117.09 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF DEARBORNE DRIVE;

THENCE N54°24'48"E ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE A DISTANCE OF 98.32 FEET TO A POINT;

THENCE N78°53'00"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 40.57 FEET TO A POINT;

THENCE N56°47'51"E. CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 92.83 FEET TO A POINT;

THENCE, CONTINUING ALONG SAID RIGHT OF WAY LINE, ON A CURVE TO THE LEFT AN ARC DISTANCE OF 52.29 FEET, SAID CURVE HAVING A RADIUS OF 1022.00 FEET AND A CHORD WITH A BEARING OF N55°19'54"E AND A LENGTH OF 52.29 FEET;

THENCE N53°51'56"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 60.73 FEET TO THE POINT OF INTERSECTION WITH NORTHEASTERLY RIGHT OF WAY LINE OF PENN COURT;

THENCE S35°35'23"E ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE A DISTANCE OF 63.17 FEET TO A POINT;

THENCE SOUTHEASTERLY, CONTINUING ALONG SAID RIGHT OF WAY LINE, ON A CURVE TO THE LEFT AN ARC DISTANCE OF 94.83 FEET, SAID CURVE HAVING A RADIUS OF 288.50 FEET AND A CHORD WITH A BEARING OF S45°00'23"E AND A LENGTH OF 94.40 FEET;

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THENCE S54°25'23"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 79.38 FEET TO THE POINT OF INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY LINE OF ELSTON DRIVE;

THENCE N35°34'37"E ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE A DISTANCE OF 74.65 FEET TO A POINT;

THENCE NORTHEASTERLY, CONTINUING ALONG SAID RIGHT OF WAY, ON A CURVE TO THE LEFT AN ARC DISTANCE OF 39.23 FEET, SAID CURVE HAVING A RADIUS OF 87.50 FEET AND A CHORD WITH A BEARING OF N22°44'03"E AND A LENGTH OF 38.90 FEET;

THENCE N09°53'29"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 16.21 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF FARRIS DRIVE;

THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE ON A CURVE TO THE LEFT AN ARC DISTANCE OF 25.02 FEET, SAID CURVE HAVING A RADIUS OF 173.50 FEET AND A CHORD WITH A BEARING OF S80°02'05"E AND A LENGTH OF 25.00 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF ELSTON DRIVE;

THENCE S09°53'29"W ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE A DISTANCE OF 16.18 FEET TO A POINT;

THENCE SOUTHWESTERLY, CONTINUING ALONG SAID RIGHT OF WAY LINE, ON A CURVE TO THE RIGHT AN ARC DISTANCE OF 50.43 FEET, SAID CURVE HAVING A RADIUS OF 112.50 FEET AND A CHORD WITH BEARING OF S22°44'03"W AND A LENGTH OF 50.01 FEET;

THENCE S35°34'37"W, CONTINUING ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 243.30 FEET TO THE POINT OF INTERSECTION WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF STATION LANE;

THENCE S54°25'23"E ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE A DISTANCE OF 104.58 FEET TO THE SOUTHWEST CORNER OF LOT 203, SAID MATERRA PHASE II;

THENCE N35°34'37"E ALONG THE SOUTHEASTERLY LINE OF SAID LOT 203 AND LOTS 202, 201, 200, 199, 198, 197 AND 196 A DISTANCE OF 327.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 196;

THENCE N54°25'23"W ALONG THE NORTHEASTERLY LINE OF SAID LOT 196 A DISTANCE OF 93.46 FEET TO A POINT ON SAID SOUTHWESTERLY RIGHT OF WAY LINE OF FARRIS DRIVE;

THENCE N88°22'45"E ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 100.48 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 2.377 ACRES, INCLUDING OF THE RIGHTS OF WAY OF STATION LANE, ELSTON DRIVE, POSNER LANE, QUEENSWAY

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COURT AND PENN COURT, AND EXCLUDING LOTS 183,184, 185, 186, 187, 188, 189, 190, 204, 205, 206, 207, 208, 209, 210, 211 AND 212, SAID MATERRA PHASE II, AND IS SUBJECT TO ANY SERVITUDES OR RESTRICTIONS OF RECORD.

CA-17

THAT CERTAIN PIECE OR PARCEL OF LAND IDENTIFIED AS TRACT CA-17 AS SHOWN ON THE FINAL PLAT OF MATERRA PHASE II, LOTS 141-230 AND TRACTS CA-15 THRU CA-21, BEING A RESUBDIVISION OF TRACT X-1-D-1-A-1-A , FORMERLY A PORTION OF THE EOLA MCCALL ANDERSON TRACT, SECTION 5, TOWNSHIP 8 SOUTH, RANGE 2 EAST, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA, PREPARED BY DUPLANTIS DESIGN GROUP, PC, DATED JANUARY 7, 2025, FILED FOR RECORD MARCH 3, 2025 IN ORIGINAL 845, BUNDLE 13358, EAST BATON ROUGE CLERK OF COURT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY LINE OF DEARBORNE DRIVE AND THE NORTHEASTERLY RIGHT OF WAY LINE OF SPALDING WAY;

THENCE N35°35'07"W ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE A DISTANCE OF 228.87 FEET TO A POINT ON THE LINE COMMON TO MATERRA PHASES-I AND II;

THENCE N54°24'33"E ALONG SAID COMMON LINE A DISTANCE OF 310.77 FEET TO A POINT;

THENCE N46°45'11"E A DISTANCE OF 29.44 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF PENN COURT;

THENCE S35°35'23"E ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 254.75 FEET TO A POINT ON SAID NORTHWESTERLY RIGHT OF WAY LINE OF DEARBORNE DRIVE;

THENCE S53°51'56"W ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE A DISTANCE OF 25.00 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID PENN COURT;

THENCE N35°35'23"W ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE A DISTANCE OF 105.00 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF BURNSIDE COURT;

THENCE S53°51'56"W ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE A DISTANCE OF 169.64 FEET TO THE POINT OF INTERSECTION WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF LUNA LANE;

THENCE S35°35'22"E A DISTANCE OF 99.44 FEET TO A POINT ON SAID NORTHWESTERLY RIGHT OF WAY LINE OF DEARBORNE DRIVE;

THENCE S78°53'02"W ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE A DISTANCE OF 27.47 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID LUNA LANE;

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THENCE N35°35'23"W ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE A DISTANCE OF 220.85 FEET TO THE NORTHEAST CORNER OF LOT 159, SAID MATERRA PHASE II;

THENCE S54°24'56"W ALONG THE NORTHWESTERLY LINE OF SAID LOT 159 A DISTANCE OF 105.44 FEET TO THE NORTHWEST CORNER OF SAID LOT 159;

THENCE S35°35'04"E ALONG THE SOUTHWESTERLY LINE OF SAID LOT 159 AND LOTS 158, 157, 156 AND 155, SAID MATERRA PHASE II A DISTANCE OF 214 FEET TO A POINT ON SAID NORTHWESTERLY RIGHT OF WAY LINE OF DEARBORNE DRIVE;

THENCE S54°24'48"W ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE A DISTANCE OF 14.88 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 0.553 ACRE INCLUDING THE RIGHTS OF WAY OF PENN COURT, BURNSIDE COURT AND LUNA LANE, AND EXCLUDING LOTS 147, 148, 149 AND 150, SAID MATERRA PHASE II AND IS SUBJECT TO ANY SERVITUDES OR RESTRICTIONS OF RECORD.

CA-18

THAT CERTAIN PIECE OR PARCEL OF LAND IDENTIFIED AS TRACT CA-18 AS SHOWN ON THE FINAL PLAT OF MATERRA PHASE II, LOTS 141-230 AND TRACTS CA-15 THRU CA-21, BEING A RESUBDIVISION OF TRACT X-1-D-1-A-1-A , FORMERLY A PORTION OF THE EOLA MCCALL ANDERSON TRACT, SECTION 5, TOWNSHIP 8 SOUTH, RANGE 2 EAST, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA, PREPARED BY DUPLANTIS DESIGN GROUP, PC, DATED JANUARY 7, 2025, FILED FOR RECORD MARCH 3, 2025 IN ORIGINAL 845, BUNDLE 13358, EAST BATON ROUGE CLERK OF COURT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF STANLEY DRIVE AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF JETER DRIVE;

THENCE N55°01'43"E ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE A DISTANCE OF 265.17 FEET TO A POINT;

THENCE, CONTINUING ALONG SAID RIGHT OF WAY LINE, ON A CURVE TO THE LEFT AN ARC DISTANCE OF 68.68 FEET, SAID CURVE HAVING A RADIUS OF 123.50 FEET, AND A CHORD WITH A BEARING OF N39°05'51"E AND A LENGTH OF 67.80 FEET TO A POINT;

THENCE N23°09'59"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 36.49 FEET TO A POINT;

THENCE, CONTINUING ALONG SAID RIGHT OF WAY LINE, ON A CURVE TO THE RIGHT AN ARC DISTANCE OF 29.59 FEET, SAID CURVE HAVING A RADIUS OF 76.50 FEET, AND A CHORD WITH A BEARING OF N34°14'46"E AND A LENGTH OF 29.40 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF SPALDING WAY;

THENCE S35°35'12"E ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE A DISTANCE OF 259.98 FEET TO A POINT;

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THENCE, CONTINUING ALONG SAID RIGHT OF WAY LINE, ON A CURVE TO THE RIGHT AN ARC DISTANCE OF 77.70 FEET, SAID CURVE HAVING A RADIUS OF 175.00 FEET, AND A CHORD WITH A BEARING OF S22°52'02"E AND A LENGTH OF 77.06 FEET TO THE POINT OF INTERSECTION WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF MANOR DRIVE;

THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE ON A CURVE TO THE LEFT AN ARC DISTANCE OF 69.26 FEET, SAID CURVE HAVING A RADIUS OF 123.50 FEET, AND A CHORD WITH A BEARING OF S71°05'39"W AND A LENGTH OF 68.35 FEET TO A POINT;

THENCE S55°01'43"W, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 276.71 FEET TO A POINT;

THENCE N74°51'12"W, CONTINUING ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 39.96 FEET TO THE POINT OF INTERSECTION WITH SAID NORTHEASTERLY RIGHT OF WAY LINE OF STANLEY DRIVE;

THENCE N35°35'20"W ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE A DISTANCE OF 234.35 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 0.721 ACRE, INCLUDING THE RIGHT OF WAY OF RANCH LANE AND EXCLUDING LOTS 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, AND 177, SAID MATERRA PHASE II, AND IS SUBJECT TO ANY SERVITUDES OR RESTRICTIONS OF RECORD.

CA-19

THAT CERTAIN PIECE OR PARCEL OF LAND IDENTIFIED AS TRACT CA-19 AS SHOWN ON THE FINAL PLAT OF MATERRA PHASE II, LOTS 141-230 AND TRACTS CA-15 THRU CA-21, BEING A RESUBDIVISION OF TRACT X-1-D-1-A-1-A , FORMERLY A PORTION OF THE EOLA MCCALL ANDERSON TRACT, SECTION 5, TOWNSHIP 8 SOUTH, RANGE 2 EAST, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA, PREPARED BY DUPLANTIS DESIGN GROUP, PC, DATED JANUARY 7, 2025, FILED FOR RECORD MARCH 3, 2025 IN ORIGINAL 845, BUNDLE 13358, EAST BATON ROUGE CLERK OF COURT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF MANOR DRIVE AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF SPALDING WAY;

THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE ON A CURVE TO THE LEFT AN ARC DISTANCE OF 161.30 FEET, SAID CURVE HAVING A RADIUS OF 225.00 FEET, AND A CHORD WITH A BEARING OF S26°32'41"E AND A LENGTH OF 157.87 FEET TO A POINT;

THENCE, CONTINUING ALONG SAID RIGHT OF WAY LINE, S47°04'54"E A DISTANCE OF 53.31 FEET TO A POINT;

THENCE, CONTINUING ALONG SAID RIGHT OF WAY LINE, ON A CURVE TO THE LEFT AN ARC DISTANCE OF 67.14 FEET, SAID CURVE HAVING A RADIUS OF 524.00 FEET,

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AND A CHORD WITH A BEARING OF S50°45'09"E AND A LENGTH OF 67.09 FEET TO A POINT;

THENCE S54°25'23"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 32.87 FEET TO THE NORTHWEST CORNER OF LOT 213, SAID MATERRA PHASE II;

THENCE S35°34'37"W ALONG THE NORTHWESTERLY LINE OF SAID LOT 213 A DISTANCE OF 115.00 FEET TO A POINT;

THENCE S54°25'23"E ALONG THE SOUTHWESTERLY LINE OF SAID LOT 213 AND LOTS 214 AND 215, SAID MATERRA PHASE II, A DISTANCE OF 180.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 215;

THENCE N35°34'37"E ALONG THE SOUTHEASTERLY LINE OF SAID LOT 215 A DISTANCE OF 115.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 215, BEING ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF SPALDING WAY;

THENCE S54°25'23"E ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 18.80 FEET TO THE SOUTHWEST CORNER OF LOT 216, SAID MATERRA PHASE II;

THENCE S54°25'23"E ALONG THE SOUTH LINE OF SAID LOT 216 A DISTANCE OF 129.94 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID MATERRA PHASE II;

THENCE S35°33'42"W ALONG SAID SOUTHEASTERLY LINE A DISTANCE OF 326.97 FEET TO THE SOUTHEASTERLY CORNER OF SAID MATERRA PHASE II;

THENCE N62°03'59"W ALONG THE SOUTHWESTERLY LINE OF SAID MATERRA PHASE II A DISTANCE OF 407.45 FEET TO A POINT;

THENCE N29°09'08"E, CONTINUING ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 12.16 FEET TO A POINT;

THENCE N34°56'07"W, CONTINUING ALONG SAID SOUTHWESTERLY LINE A DISTANCE OF 260.39 FEET TO THE SOUTHWEST CORNER OF LOT 178, SAID MATERRA PHASE II;

THENCE N55°01'43"E ALONG THE SOUTHEASTERLY LINE OF SAID LOT 178 AND LOTS 179, 180, 181 AND 182, SAID MATERRA PHASE II, A DISTANCE OF 310.07 FEET TO THE SOUTHEAST CORNER OF SAID LOT 182;

THENCE N34°58'17"W ALONG THE NORTHEASTERLY LINE OF SAID LOT 182 A DISTANCE OF 109.99 FEET TO THE NORTHEAST CORNER OF SAID LOT 182, BEING ON SAID SOUTHEASTERLY RIGHT OF WAY LINE OF MANOR DRIVE;

THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE ON A CURVE TO THE RIGHT AN ARC DISTANCE OF 39.76 FEET, SAID CURVE HAVING A RADIUS OF 76.50 FEET, AND A CHORD WITH A BEARING OF N70°39'13"E AND A LENGTH OF 39.32 FEET TO A POINT;

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THENCE N86°58'37"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 9.55 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 4.442 ACRES AND IS SUBJECT TO ANY SERVITUDES OR RESTRICTIONS OF RECORD.

CA-20

THAT CERTAIN PIECE OR PARCEL OF LAND IDENTIFIED AS TRACT CA-20 AS SHOWN ON THE FINAL PLAT OF MATERRA PHASE II, LOTS 141-230 AND TRACTS CA-15 THRU CA-21, BEING A RESUBDIVISION OF TRACT X-1-D-1-A-1-A , FORMERLY A PORTION OF THE EOLA MCCALL ANDERSON TRACT, SECTION 5, TOWNSHIP 8 SOUTH, RANGE 2 EAST, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA, PREPARED BY DUPLANTIS DESIGN GROUP, PC, DATED JANUARY 7, 2025, FILED FOR RECORD MARCH 3, 2025 IN ORIGINAL 845, BUNDLE 13358, EAST BATON ROUGE CLERK OF COURT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF HAILE WAY AND THE SOUTHWESTERLY RIGHT OF WAY OF HIGHFIELD DRIVE;

THENCE S54°25'23"E ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE A DISTANCE OF 91.96 FEET TO A POINT;

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE ON A CURVE TO THE RIGHT AN ARC DISTANCE OF 26.90 FEET, SAID CURVE HAVING A RADIUS OF 70.00 FEET, AND A CHORD WITH A BEARING OF S52°59'44"E AND A LENGTH OF 26.74 FEET TO A POINT ON THE SOUTHEASTERN LINE OF MATERRA PHASE II.

THENCE S35°33'42"W ALONG SAID SOUTHEASTERN LINE A DISTANCE OF 19.18 FEET TO THE NORTHEAST CORNER OF LOT 221, SAID MATERRA PHASE II;

THENCE N54°25'23"W ALONG THE NORTHEASTERLY LINE OF SAID LOT 221 A DISTANCE OF 129.85 FEET TO THE NORTHWEST CORNER OF SAID LOT 221, SAID POINT BEING ON SAID SOUTHEASTERLY RIGHT OF WAY LINE OF HAILE WAY;

THENCE N35°34'37"E ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE A DISTANCE OF 18.91 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONATINS 0.057 ACRE AND IS SUBJECT TO ANY SERVITUDES OR RESTRICTIONS OF RECORD.

CA-21

THAT CERTAIN PIECE OR PARCEL OF LAND IDENTIFIED AS TRACT CA-21 AS SHOWN ON THE FINAL PLAT OF MATERRA PHASE II, LOTS 141-230 AND TRACTS CA-15 THRU CA-21, BEING A RESUBDIVISION OF TRACT X-1-D-1-A-1-A , FORMERLY A PORTION OF THE EOLA MCCALL ANDERSON TRACT, SECTION 5, TOWNSHIP 8 SOUTH, RANGE 2 EAST, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA, PREPARED BY DUPLANTIS DESIGN GROUP, PC, DATED JANUARY 7, 2025, FILED FOR RECORD MARCH 3, 2025 IN ORIGINAL 845, BUNDLE 13358, EAST BATON ROUGE CLERK OF COURT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF HIGHFIELD DRIVE AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF HAILE WAY;

THENCE N35°34'37"E ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE A DISTANCE OF 41.09 FEET TO THE NORTHWEST CORNER OF LOT 222, SAID MATERRA PHASE II;

THENCE S54°25'23"E ALONG THE SOUTHWESTERN LINE OF SAID LOT 222 A DISTANCE OF 129.82 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID MATERRA PHASE II;

THENCE S35°33'42"W ALONG SAID SOUTHEASTERLY LINE A DISTANCE OF 16.28 FEET TO A POINT ON SAID NORTHEASTERLY RIGHT OF WAY LINE OF HIGHFIELD DRIVE;

THENCE ALONG SAID RIGHT OF WAY LINE ON A CURVE TO THE RIGHT AN ARC DISTANCE OF 65.07 FEET, SAID CURVE HAVING A RADIUS OF 281.00 FEET, AND A CHORD WITH A BEARING OF N74°40'25"W AND A LENGTH OF 64.93 FEET TO A POINT;

THENCE, CONTINUING ALONG SAID RIGHT OF WAY LINE, ON A CURVE TO THE RIGHT AN ARC DISTANCE OF 19.72 FEET, SAID CURVE HAVING A RADIUS OF 83.00 FEET, AND A CHORD WITH A BEARING OF N61°13'52"W AND A LENGTH OF 19.68 FEET TO A POINT;

THENCE N54°25'23"W, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 49.36 FEET TO A THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 0.105 ACRE AND IS SUBJECT TO ANY SERVITUDES OR RESTRICTIONS OF RECORD.

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Doug Welborn
East Baton Rouge Parish
Clerk of Court

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