

MASTER PLAN



Sealy Real Estate Services

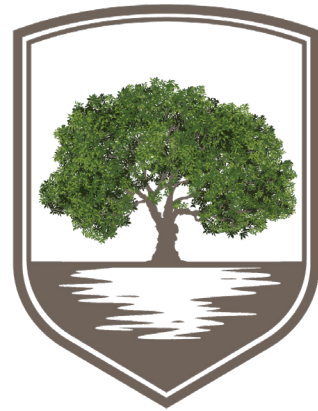
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Shreveport, LA 71101
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UNIT 2

UNIT 3

UNIT 1



**RED OAK
-POINTE-**

UNIT 1
Available for Sale

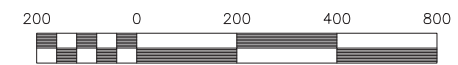
UNIT 2
Available after unit 1 sells

UNIT 3
Available after unit 1 sells



| LOT NO | SF | ACRE | PRICE/SF | PRICE | STATUS |
|--------|--------|------|----------|-----------|---------|
| 1 | 48,726 | 1.12 | \$1.74 | \$85,000 | Active |
| 2 | 54,625 | 1.25 | \$1.61 | \$88,000 | Active |
| 3 | 44,796 | 1.03 | \$1.84 | \$82,500 | Active |
| 4 | 44,884 | 1.03 | \$1.84 | \$82,500 | Active |
| 5 | 47,927 | 1.10 | \$1.72 | \$82,500 | Active |
| 6 | 44,555 | 1.02 | \$1.95 | \$87,000 | Active |
| 7 | 44,867 | 1.03 | \$1.94 | \$87,000 | Sold |
| 8 | 43,568 | 1.00 | \$1.93 | \$84,000 | Pending |
| 9 | 43,638 | 1.00 | \$1.92 | \$84,000 | Active |
| 10 | 43,555 | 1.00 | \$2.00 | \$87,000 | Active |
| 11 | 43,368 | 1.00 | \$2.01 | \$87,000 | Active |
| 12 | 47,130 | 1.08 | \$1.75 | \$82,500 | Active |
| 13 | 43,808 | 1.01 | \$1.88 | \$82,500 | Active |
| 14 | 43,750 | 1.00 | \$1.89 | \$82,500 | Active |
| 15 | 43,775 | 1.00 | \$1.88 | \$82,500 | Active |
| 16 | 48,706 | 1.12 | \$1.83 | \$89,000 | Sold |
| 17 | 48,607 | 1.12 | \$1.83 | \$89,000 | Active |
| 18 | 49,320 | 1.13 | \$1.80 | \$89,000 | Active |
| 19 | 44,325 | 1.02 | \$2.01 | \$89,000 | Active |
| 20 | 54,631 | 1.25 | \$1.67 | \$91,000 | Active |
| 21 | 44,448 | 1.02 | \$2.00 | \$89,000 | Active |
| 22 | 51,290 | 1.18 | \$2.91 | \$149,000 | Sold |
| 23 | 57,144 | 1.31 | \$1.99 | \$114,000 | Sold |
| 24 | 44,475 | 1.02 | \$3.31 | \$147,000 | Sold |
| 25 | 50,303 | 1.15 | \$2.92 | \$147,000 | Sold |
| 26 | 55,367 | 1.27 | \$1.55 | \$86,000 | Active |
| 27 | 49,682 | 1.14 | \$1.85 | \$92,000 | Active |
| 28 | 55,452 | 1.27 | \$1.73 | \$96,000 | Active |
| 29 | 46,135 | 1.06 | \$1.99 | \$92,000 | Active |
| 30 | 44,318 | 1.02 | \$2.01 | \$89,000 | Active |
| 31 | 57,720 | 1.33 | \$1.56 | \$90,000 | Sold |
| 32 | 60,531 | 1.39 | \$1.57 | \$95,000 | Sold |
| 33 | 43,615 | 1.00 | \$2.16 | \$94,000 | Active |
| 34 | 43,573 | 1.00 | \$2.07 | \$90,000 | Active |
| 35 | 44,791 | 1.03 | \$1.88 | \$84,000 | Active |
| 36 | 46,901 | 1.08 | \$1.81 | \$85,000 | Active |
| 37 | 47,551 | 1.09 | \$1.79 | \$85,000 | Active |
| 38 | 44,828 | 1.03 | \$1.90 | \$85,000 | Sold |
| 39 | 44,054 | 1.01 | \$1.93 | \$85,000 | Active |
| 40 | 44,159 | 1.01 | \$1.88 | \$83,000 | Active |
| 41 | 50,369 | 1.16 | \$1.73 | \$87,000 | Active |
| 42 | 49,000 | 1.12 | \$1.78 | \$87,000 | Sold |
| 43 | 49,000 | 1.12 | \$1.82 | \$89,000 | Sold |
| 44 | 49,000 | 1.12 | \$1.82 | \$89,000 | Sold |
| 45 | 49,000 | 1.12 | \$1.82 | \$89,000 | Active |
| 46 | 49,000 | 1.12 | \$1.82 | \$89,000 | Pending |
| 47 | 46,573 | 1.07 | \$2.04 | \$95,000 | Sold |
| 48 | 44,374 | 1.02 | \$2.16 | \$96,000 | Sold |
| 49 | 44,786 | 1.03 | \$2.12 | \$95,000 | Sold |
| 50 | 47,621 | 1.09 | \$1.97 | \$94,000 | Sold |
| 51 | 43,750 | 1.00 | \$1.99 | \$87,000 | Sold |
| 52 | 46,722 | 1.07 | \$1.82 | \$85,000 | Sold |
| 53 | 43,774 | 1.00 | \$3.40 | \$149,000 | Sold |
| 54 | 43,859 | 1.01 | \$3.12 | \$137,000 | Sold |
| 55 | 44,578 | 1.02 | \$2.00 | \$89,000 | Pending |

*Plan depicted above is conceptual and for representational and discussion purposes only. All prices are approximate and subject to change without notice. All site sizes are subject to confirmation by a survey.



| Unit 1 Curve Table | | | | |
|--------------------|---------|---------|---------|---------------|
| Curve No. | Length | Radius | Chord | Chord Bearing |
| C1 | 22.94' | 32.50' | 22.46' | S05°20'56"E |
| C2 | 22.68' | 50.00' | 22.49' | S12°34'15"E |
| C3 | 21.45' | 92.50' | 21.40' | N18°55'29"W |
| C4 | 31.42' | 20.00' | 28.28' | S19°25'57"W |
| C5 | 28.94' | 20.00' | 26.48' | N74°07'09"W |
| C6 | 35.23' | 50.00' | 34.50' | N12°29'12"W |
| C7 | 118.33' | 55.00' | 96.79' | S53°56'08"E |
| C8 | 131.96' | 55.00' | 102.50' | N04°18'10"W |
| C9 | 35.23' | 50.00' | 34.50' | S52°51'16"E |
| C10 | 115.75' | 80.00' | 105.91' | N74°07'09"W |
| C11 | 72.34' | 50.00' | 66.20' | N74°07'09"W |
| C12 | 31.42' | 20.00' | 28.28' | S70°34'03"E |
| C13 | 31.42' | 20.00' | 28.28' | N70°34'03"W |
| C14 | 35.23' | 50.00' | 34.50' | S44°14'55"W |
| C15 | 63.70' | 55.00' | 60.20' | N57°14'43"E |
| C16 | 100.36' | 55.00' | 87.00' | S37°18'04"E |
| C17 | 86.23' | 55.00' | 77.67' | S69°53'11"W |
| C18 | 35.23' | 50.00' | 34.50' | N84°36'59"E |
| C19 | 31.42' | 20.00' | 28.28' | N19°25'57"E |
| C20 | 86.90' | 170.00' | 85.96' | N40°12'42"W |
| C21 | 32.35' | 170.00' | 32.30' | N60°18'28"W |
| C22 | 140.30' | 200.00' | 137.44' | N45°39'49"W |
| C23 | 140.49' | 230.00' | 138.32' | N43°03'59"W |
| C24 | 20.85' | 230.00' | 20.85' | N63°09'44"W |
| C25 | 20.26' | 230.00' | 20.25' | S63°14'10"E |
| C26 | 19.15' | 20.00' | 18.43' | N88°08'24"W |
| C27 | 35.23' | 50.00' | 34.50' | S44°14'55"W |
| C28 | 106.50' | 55.00' | 90.63' | N79°32'19"E |
| C29 | 130.54' | 55.00' | 101.99' | S23°00'20"W |
| C30 | 13.25' | 55.00' | 13.22' | N82°06'02"W |

| Unit 1 Curve Table | | | | |
|--------------------|---------|---------|---------|---------------|
| Curve No. | Length | Radius | Chord | Chord Bearing |
| C31 | 35.23' | 50.00' | 34.50' | N84°36'59"E |
| C32 | 34.95' | 20.00' | 30.67' | N14°22'27"E |
| C33 | 145.40' | 230.00' | 142.99' | S17°34'24"E |
| C34 | 42.54' | 200.00' | 42.46' | S59°39'59"E |
| C34a | 138.82' | 200.00' | 138.05' | S33°41'19"E |
| C34b | 50.06' | 200.00' | 49.93' | S06°37'59"E |
| C35 | 108.79' | 170.00' | 106.94' | S47°25'35"E |
| C36 | 32.65' | 20.00' | 29.14' | S17°40'10"W |
| C37 | 22.68' | 50.00' | 22.49' | S77°25'37"W |
| C38 | 12.55' | 50.00' | 12.52' | N82°23'22"W |
| C39 | 119.81' | 55.00' | 97.49' | N42°23'44"E |
| C40 | 130.48' | 55.00' | 101.96' | N87°58'20"W |
| C41 | 6.22' | 50.00' | 6.21' | N27°37'38"E |
| C42 | 29.01' | 50.00' | 28.61' | N47°48'39"E |
| C43 | 40.53' | 20.00' | 33.94' | S57°30'54"E |
| C44 | 77.46' | 170.00' | 76.79' | N12°30'54"W |
| C45 | 91.12' | 200.00' | 90.34' | N12°30'54"W |
| C46 | 61.47' | 230.00' | 61.29' | N07°07'08"W |
| C47 | 43.32' | 230.00' | 43.26' | N20°10'17"W |
| C48 | 32.75' | 230.00' | 32.72' | N29°38'48"W |
| C49 | 188.59' | 170.00' | 179.07' | N57°20'52"W |
| C50 | 221.87' | 200.00' | 210.66' | N57°20'52"W |
| C51 | 222.40' | 230.00' | 213.83' | N61°25'36"W |
| C52 | 31.42' | 20.00' | 28.28' | S44°14'55"W |
| C53 | 31.42' | 20.00' | 28.28' | N45°52'20"E |
| C54 | 31.42' | 20.00' | 28.28' | S45°52'20"W |
| C55 | 8.24' | 20.00' | 8.18' | N77°19'25"W |
| C56 | 35.23' | 50.00' | 34.50' | N45°20'07"W |
| C57 | 88.29' | 55.00' | 79.11' | S71°08'24"E |
| C58 | 71.53' | 55.00' | 66.59' | N25°36'55"E |

| Unit 1 Curve Table | | | | |
|--------------------|---------|---------|---------|---------------|
| Curve No. | Length | Radius | Chord | Chord Bearing |
| C59 | 78.01' | 55.00' | 71.63' | N52°16'27"W |
| C60 | 12.46' | 55.00' | 12.43' | S80°36'10"W |
| C61 | 35.23' | 50.00' | 34.50' | S85°42'11"E |
| C62 | 32.96' | 80.00' | 32.73' | N77°19'25"W |
| C63 | 20.60' | 50.00' | 20.46' | N77°19'25"W |
| C64 | 31.42' | 20.00' | 28.28' | S44°07'40"E |
| C65 | 74.12' | 270.00' | 73.89' | N06°59'32"W |
| C66 | 82.36' | 300.00' | 82.10' | N06°59'32"W |
| C67 | 90.59' | 330.00' | 90.31' | N06°59'32"W |
| C68 | 20.74' | 80.00' | 20.68' | S81°42'10"E |
| C69 | 20.94' | 20.00' | 20.00' | S75°43'21"W |
| C70 | 35.23' | 50.00' | 34.50' | S25°32'19"W |
| C71 | 32.18' | 55.00' | 31.72' | N22°06'51"E |
| C72 | 92.97' | 55.00' | 82.29' | N87°17'53"E |
| C73 | 93.39' | 55.00' | 82.57' | S04°22'03"W |
| C74 | 31.75' | 55.00' | 31.31' | S69°33'05"W |
| C75 | 35.23' | 50.00' | 34.50' | N65°54'23"E |
| C76 | 20.94' | 20.00' | 20.00' | N15°43'21"E |
| C77 | 20.74' | 80.00' | 20.68' | S06°51'09"E |
| C78 | 39.14' | 50.00' | 38.15' | S66°42'10"E |
| C78a | 39.14' | 50.00' | 38.15' | S21°51'09"E |
| C79 | 31.31' | 20.00' | 28.21' | S44°16'39"E |
| C80 | 80.14' | 70.00' | 75.84' | N32°13'35"W |
| C81 | 114.49' | 100.00' | 108.34' | N32°13'35"W |
| C82 | 74.42' | 130.00' | 73.41' | N15°49'37"W |
| C83 | 74.42' | 130.00' | 73.41' | N48°37'34"W |

| NO. | DATE | BY | REVISION |
|-----|------|----|----------|
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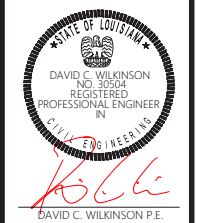
RED OAK POINTE SUBDIVISION
CADDO PARISH, LOUISIANA
SUBDIVISION LAYOUT



COthren, Graff, SMOak Eng., Inc.

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 FIRM LICENSE - LA 2636
 AL 7531 • TX 1754



DRAWN: DKJ
 SCALE: 1"=200'
 DATE: APRIL 2021
 SHEET NO.: 1

ENG: DCW
 PROJECT: 20102