

MASTER PLAN



Sealy Real Estate Services

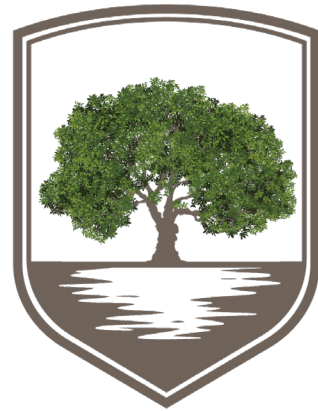
333 Texas St., Ste. 1050
Shreveport, LA 71101
318.222.8700
www.SRES.com

Contact Joe Fleming
joef@sealynet.com
318.698.1108 | 318.465.0930

UNIT 2

UNIT 3

UNIT 1



RED OAK
-POINTE-

UNIT 1
Available for Sale

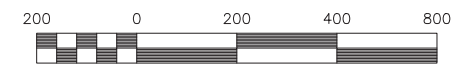
UNIT 2
Available after unit 1 sells

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	Sold
20	54,631	1.25	\$1.67	\$91,000	Pending
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	Active
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

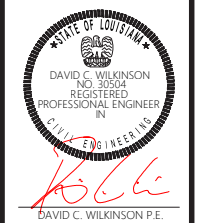
NO.	DATE	BY	REVISION

RED OAK POINTE SUBDIVISION
CADDO PARISH, LOUISIANA
SUBDIVISION LAYOUT



COthren, Graff, SMOak Eng., Inc.

Civil • Environmental
 Sanitary • Structural
 Mechanical • Electrical
 6305 Westport Avenue
 Shreveport, LA. 71129-2499
 Ph. 318-687-3732
 112 Horn Street
 Natchitoches, LA. 71457
 Ph. 318-354-6888
 FIRM LICENSE - LA 2636
 AL 7531 • TX 1754



DRAWN: DKJ
 ENG: DCW
 SCALE: 1"=200'
 PROJECT: 20102
 DATE: APRIL 2021
 SHEET NO.: 1