

CITY OF THIBODAUX

SUBDIVISION APPLICATION FORM

DATE: 3/3/26

OFFICIAL USE ONLY: Application # 6

1. **SUBDIVISION NAME:** J. B. Levert Land Co., LLC Property

2. **CLASSIFICATION:** _____ Public Subdivision _____ Family Subdivision

_____ Lot Extension/Redivision **Raw Land Sale**

3. **TOTAL ACREAGE:** ^{531.85 Acres Total} 297.88 Acres (within COT Limits) **NUMBER OF LOTS INVOLVED:** 1

4. **PROPERTY LOCATION:** On the E side of Rosedown Drive
(N, S, E, or W) (Street, Hwy.)

and 1,400 feet E from LA Hwy 20
(Distance) (N, S, E, or W) (Intersection, Street, Landmark)

5. **OWNER'S NAME:** Owner: J.B. Levert Land Company, Inc.
(Street No. and Name) (P.O. Box)
204 E Bayou Rd, Thibodaux, LA 70301 985-447-9726
(City, State, Zip Code)

6. **AGENTS NAME:** _____ **PHONE:** _____

ADDRESS: _____
(Street No. and Name) (P.O. Box)

(City, State, Zip Code)

7. ENGINEER/SURVEYOR'S

NAME: High Tide Consultants, LLC **PHONE:** 985-446-1110

ADDRESS: 700 Canal Blvd
(Street No. and Name) (P.O. Box)
Thibodaux, LA 70301
(City, State, Zip Code)

8. Was this subdivision ever before the Commission? Yes _____ No X

If so, when? _____ What approval(s) were Given? _____

9. Have any changes been made since this plat was last before the Commission? _____

If so, please describe: N/A

10. Is any variance from the subdivision regulations being requested at this time? _____

If so, please describe: No variances

Enclose check or money order for \$50.00 made payable to the City of Thibodaux if a variance is being requested.

11. Please provide the list of names of property owners within 100 feet of your property

division. (A list can be obtained from the Clerk of Court's Office and attached to this form)

Jeremy James & Kesha Trosclair Becnel 1312 Rosedown

Plantation Acres, LLC

First Methodist Church 1255 Canal

Jace M. Thibodaux 301 Couch.

TKKT Real Estate Investments, LLC, C/O Tammy Trosclair 303 Larch

William D. Hunter II 322 Arlington

Maegan & Justin Chelette 320 Arlington

Morgan Olivier Dichary 318 Arlington

J. B. Levert Land Co., Inc.

Houma - Thibodaux Diocese

City of Thibodaux

Hillman, Billy W DR & Others

The following will serve as an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the book and page of each conveyance to the present owner as recorded in the Office of the Lafourche Parish Clerk of Court. This affidavit shall indicate the legal owner of the property, the contract owner of the property, and the date the contract sale was executed. **IN THE EVENT OF CORPORATE OWNERSHIP:** A list of all directors, officers, and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

AFFIDAVIT OF OWNERSHIP

**STATE OF LOUISIANA
PARISH OF LAFOURCHE**

BEFORE ME, the undersigned authority, Notary Public, personally came and appeared J. B. Levert Land Company, LLC, who after being duly sworn did depose and declare,
(Name of Owner(s))

under oath, that he/she/they acquired ownership (use percentages of ownership of appl.) of land of land subdivided by virtue of the following act(s) of sale:

Dated and recorded December 30, 1922, in COB 54, page 38, under Entry number 7710 in the Office of the Clerk of Court for the Parish of Lafourche.

I, Troy Bellanger, hereby depose and say that after reading of the whole, all of the above statements and the statements contained in the papers submitted herewith are true.


(Owner's Signature)

Mailing Address P.O. Box 351
Thibodaux, LA 70302

Subscribed and Sworn to before me this _____ day of _____, 20_____.

NOTARY PUBLIC



March 4, 2026

City of Thibodaux
Attn: Planning and Zoning Board
310 W. 2nd St.
Thibodaux, Louisiana 70301

To Whom It May Concern,

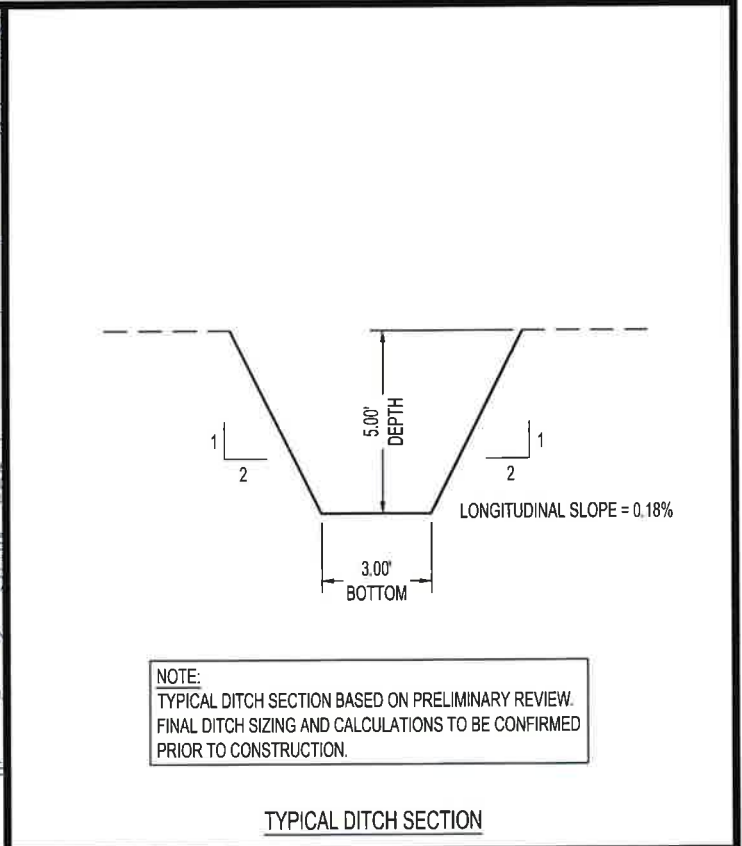
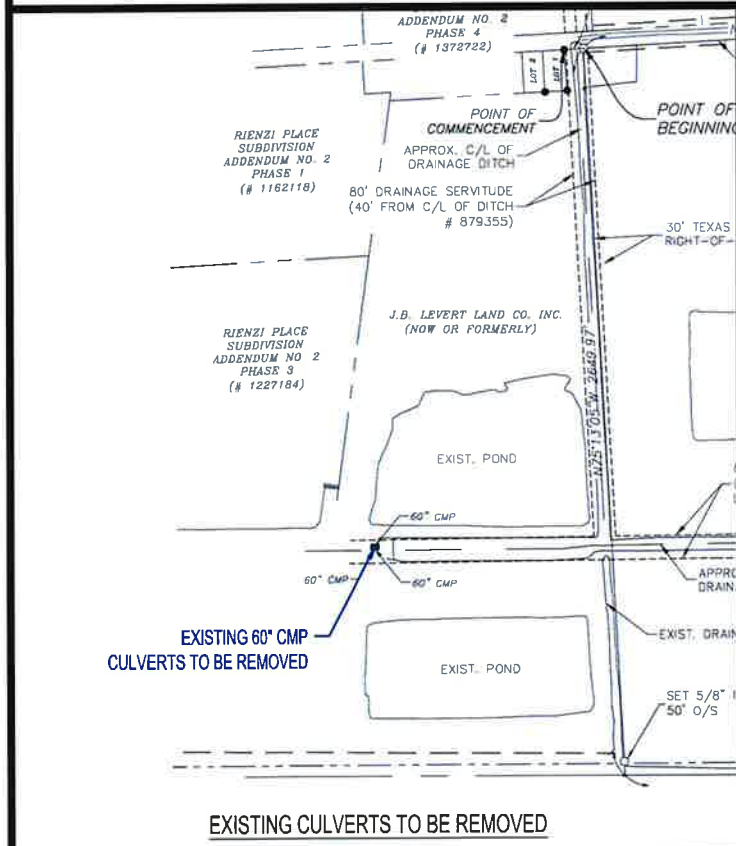
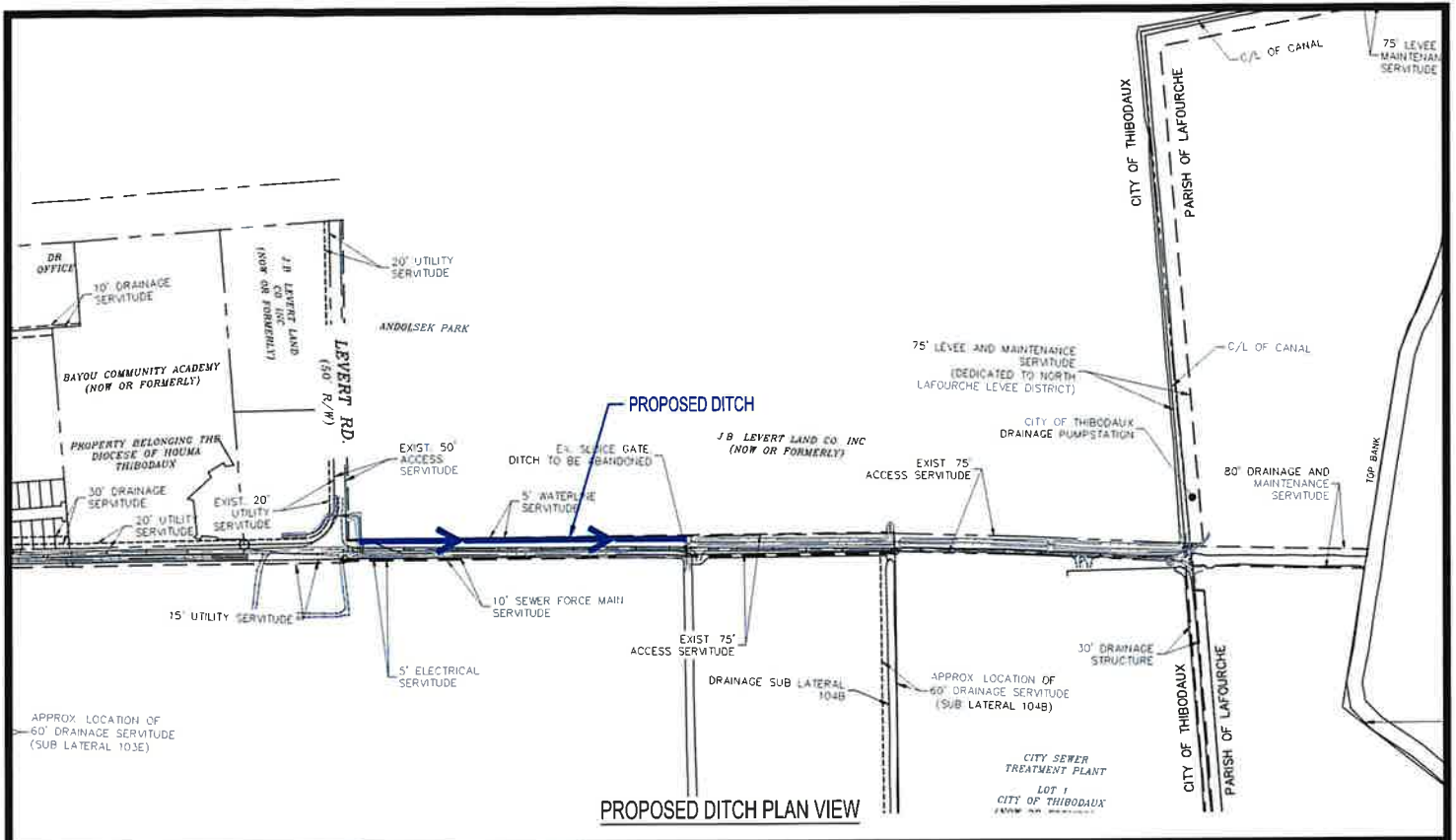
Delta Land Services, LLC, is currently in the development of phase of a wetlands mitigation project in Thibodaux, Louisiana on property currently owned by J.B. Levert Land Co., LLC. Our firm is currently working towards a rezoning approval and a resubdivision approval with the City of Thibodaux per the attached plat labeled "DIVISION OF A 531.85 ACRE TRACT OF LAND BEING A PORTION OF THE J.B. LEVERT LAND CO., LLC PROPERTY, LOCATED IN SECTIONS 81, 82 & 114, T14S-R16E CITY OF THIBODAux AND LAFOURCHE PARISH, LA FOR DELTA LAND SERVICES, LLC".

As such, Delta Land Services, LLC, request that the City of Thibodaux accept this letter as our commitment to perform two drainage improvements outside the boundaries of the property in question with said improvements being performed when the permitted improvements for the wetlands mitigation project are performed on the property. These improvements include the removal of three (3) existing 60" CMP culverts in the Rienzi Canal and the installation of a drainage ditch along the western side of Rosedown Drive from Levert Road to the intersection of the existing ditch currently located on the western side of Rosedown Drive as per the attached exhibit.

Very truly yours,

DELTA LAND SERVICES, L.L.C.

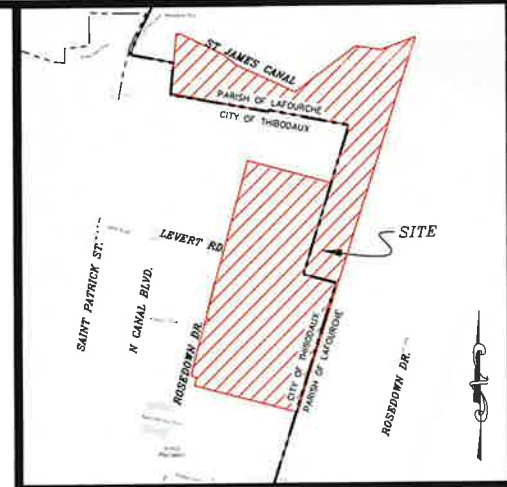
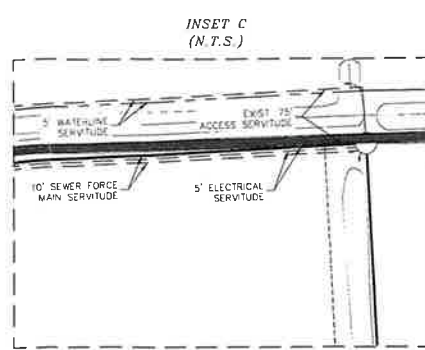
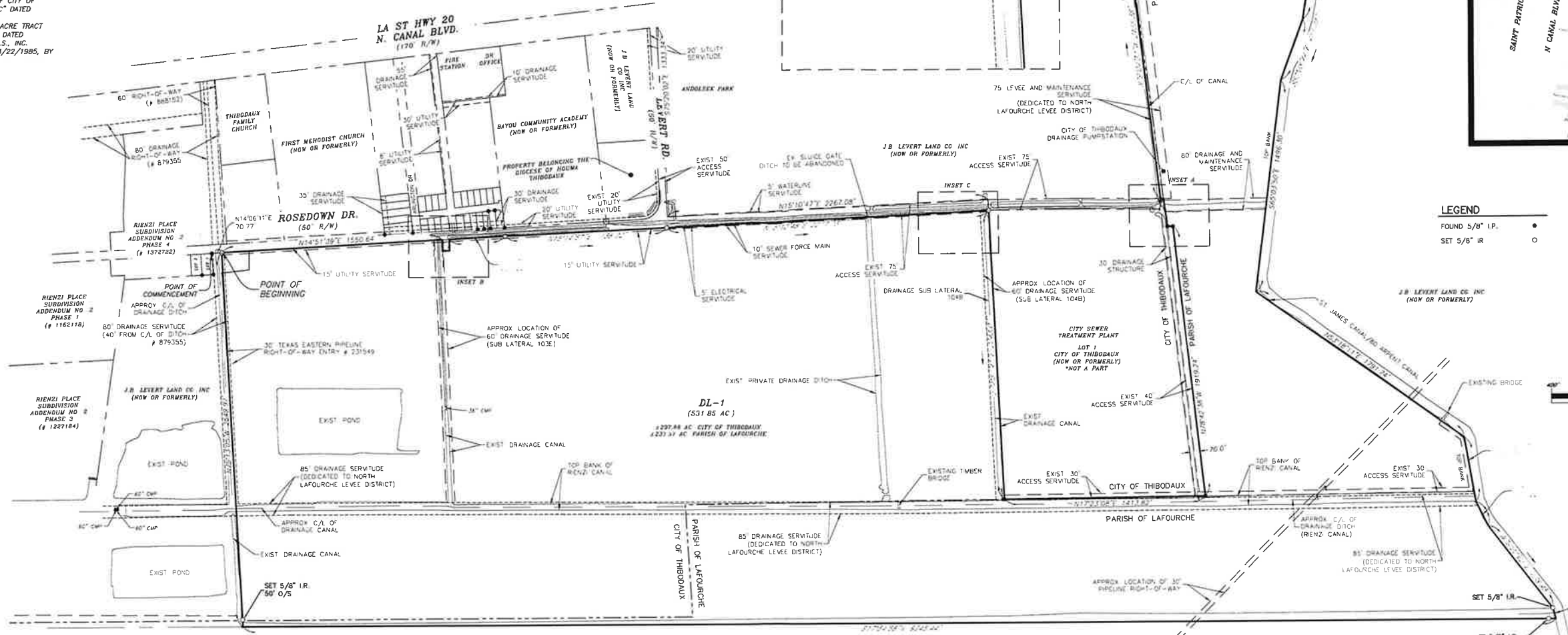
By: 
D. Winship Songy, CFO



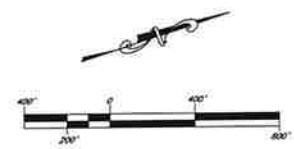
 <p>HIGH TIDE CONSULTANTS LLC 700 CANAL BOULEVARD THIBODAUX, LA 70301 www.hightidela.com</p>	Client: DELTA LAND SERVICES, LLC 5420 CORPORATE BLVD, SUITE 201 BATON ROUGE, LA 70808	Project NO. 25-266 Date 03/04/2026
	Project: DELTA LAND IMPROVEMENTS EXHIBIT	Sheet EX

REFERENCE MAPS & BEARINGS:
 BEARINGS ARE BASED ON THE LOUISIANA COORDINATE SYSTEM SOUTH ZONE 1702 NAD 83 (USING GPS-CAGNET-RTN SYSTEM)

1. "CONVEYANCE ENTRY# 185391 BK23-B" DATED 9/10/1980, STATE PROJECT NO. 424-05-28
2. "FINAL PLAT OF PLANTATION ACERS V. BLOCL 10" DATED 10-02-2000, BY ACADIA LAND SURVEYING, LLC.
3. "FINAL PLAT OF RIENZI PLACE SUBDIVISION ADDENDUM NO. 2, PHASE 4" DATED 3/21/2024, BY RED STICK POWER, LLC.
4. "FINAL PLAT OF RIENZI VILLAGE TOWNHOMES ADDENDUM NO. 6" DATED 9/1/2022, BY LEONARD CHAUVIN P.E., P.L.S., INC.
5. "PLAT SHOWING SURVEY AND RESUBDIVISION PLANTATION ACRES SUBDIVISION INTO PLANTATION ACRES IV SUBDIVISION ADDENDUM NO. 6" DATED 5/14/2020, BY ACADIA LAND SURVEYING, LLC.
6. "SUBDIVISION OF RAW LAND LOT 1 NORTH OF CITY OF THIBODAUX FROM J.B. LEVERT LAND CO., LLC" DATED 5/7/2014, BY T. BAKER SMITH.
7. "SURVEY SHOWING A 20.27 ACRE AND 7.74 ACRE TRACT BELONGING TO J.B. LEVERT LAND COMPANY" DATED 8/31/2015, BY LEONARD CHAUVIN P.E., P.L.S., INC.
8. "TWELVE CEDARS SECOND ADDITION" DATED 1/22/1985, BY C.J. SAVOIE CONSULTING ENGINEERS, INC.



LEGEND
 FOUND 5/8" I.P. ●
 SET 5/8" I.R. ○



STATEMENT OF OWNERSHIP
 I, THE UNDERSIGNED PARTY DO HEREBY OWN THE DESCRIBED PROPERTY FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES THAT WOULD OTHERWISE PREVENT THE SALE OF SAID PROPERTY IN ACCORDANCE WITH THE LAWS OF THE STATE OF LOUISIANA.

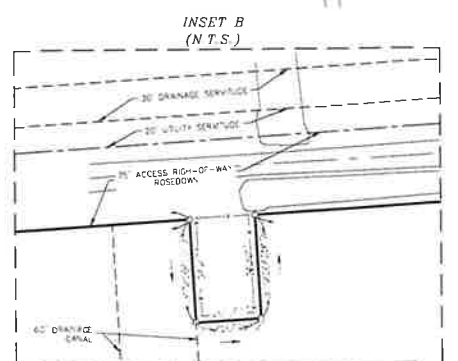
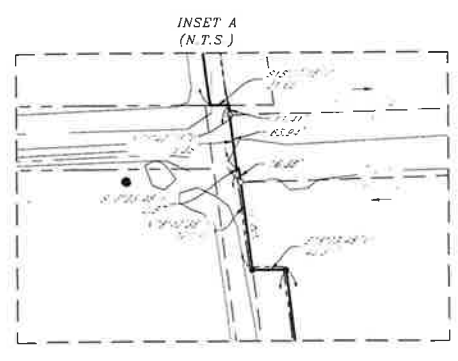
DEDICATION
 THIS IS TO CERTIFY THAT I, THE UNDERSIGNED AND OWNER, DO HEREBY IRREVOCABLY OFFER FOR DEDICATION AND MAINTENANCE TO THE CITY OF THIBODAUX OR PUBLIC UTILITY COMPANY OR SPECIAL DISTRICT HAVING JURISDICTION, THE PERPETUAL USE FOR PROPER PURPOSES INCLUDING, BUT NOT LIMITED TO, DRAINAGE, REMOVAL OF SEWAGE, UTILITIES, AND PARISH USE SERVITUDE'S THAT ARE SHOWN ON THIS SUBDIVISION PLAT, NO TREES, SHRUBS OR PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR OTHER IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVITUDE OR RIGHT-OF-WAY AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSES FOR WHICH THE SERVITUDE OR RIGHT-OF-WAY WAS GRANTED.

OWNER / MANAGER
 J.B. LEVERT LAND CO., INC. DATE

APPROVED:
 APPROVED BY CITY OF THIBODAUX PLANNING & ZONING

PLANNING COMMISSION CHAIRMAN DATE

MAYOR CITY OF THIBODAUX DATE



NOTE:
 THIS PLAT DOES NOT PURPORT TO SHOW ALL EASEMENTS, SERVITUDES AND/OR RIGHTS-OF-WAY THAT MAY OR MAY NOT EXIST ON THIS PROPERTY. THIS PLAT DOES NOT PURPORT TO SHOW ALL UNDERGROUND UTILITIES AND/OR PIPELINES THAT MAY OR MAY NOT EXIST ON THIS PROPERTY. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A COMPLETE ABSTRACT AND TITLE OPINION.

FEMA FLOOD ZONE AND HAZARDS
 THIS LOT IS LOCATED IN ZONE AE, 4.0' BASE FLOOD ELEVATION
 FEMA MAP COMMUNITY PANEL NUMBER 22057C0135 E DATED: OCTOBER 31, 2025

CERTIFICATIONS
 THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, THAT THE SURVEY WAS DONE ON THE GROUND AND WAS DONE IN ACCORDANCE WITH THE MOST RECENT STANDARDS OF PRACTICE FOR LAND SURVEYORS AS SET FORTH BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT THE ACCURACY SPECIFICATION AND POSITIONAL TOLERANCES ARE IN ACCORDANCE WITH CLASS "C" SURVEYS INDICATED IN THE ABOVE STANDARDS.

I ALSO CERTIFY THERE ARE NO ENCRUMBRANCES ACROSS ANY PROPERTY LINES EXCEPT AS SHOWN.

PROJECT NO.
 23-266

DIRECTORY
 PROJECT'S 2025

DATE
 23-266 DELTA WETLANDS SURVEY

FIELD BOOK & PAGES
 FB 001/PG 52
 FB 004/PG 56-73

PRELIMINARY

THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

DATE	REVISION	BY

HIGH TIDE CONSULTANTS LLC
 3643 HWY 308
 NAPOLEONVILLE, LA 70390
 www.hightidela.com
 (985) 446-1110

DIVISION OF A 531.85 ACRE TRACT OF LAND BEING A PORTION OF THE J.B. LEVERT LAND CO., L.L.C. PROPERTY LOCATED IN SECTIONS 81, 82, & 114, T14S-R16E CITY OF THIBODAUX AND LAFOURCHE PARISH, LA FOR DELTA LAND SERVICES, L.L.C.