

Unimproved Land - Shreveport, LA

LINE BY 1'6" WHEN OVERHANG IS 8'0" ABOVE GROUND, AND FURTHER AGREES TO HOLD HARMLESS THE CITY OF SHREVEPORT AND/OR THE PARISH OF CADDO FOR DAMAGES DUE TO CHANGES IN STREET GRADES, BINDING HEREIN THEIR HEIRS, SUCCESSORS, AND ASSIGNS.

THE UNDERSIGNED OWNERS HEREBY AUTHORIZES THE PLATTING AND RECORDING OF THIS SUBDIVISION.

RECORD OWNER:
L.R.I. VENTURES, L.L.C.

Judi Bruce 6/14/20
JUDI BRUCE, MEMBER, MANAGER DATE

LINE TABLE		
L#	LENGTH	DIRECTION
L1	13.87	S 29°32'50" W
L2	26.03	N 0°05'20" E
L3	25.00	S 88°42'54" E

CURVE TABLE			
C#	LENGTH	RADIUS	CHORD
C1	28.23	125.00	S 33°04'12" W 26.17
C2	55.34	50.00	N 20°09'38" E 50.36
C3	16.82	125.00	S 03°18'29" W 16.81
C4	18.61	55.00	S 09°09'54" E 18.32
C5	30.56	55.00	S 34°40'12" E 30.17



4717 Sandman, Shreveport, LA, 71118

Offered at \$37,500

Lot 10 Level city lot with all city utilities and natural gas on site. Ready for your new home construction by builder of your choice. Minimum 1400 sq ft. HOA covenants and restrictions apply to roof pitch and size. Homes required to have gas water heater, gas stove and gas furnace. HOA dues \$250 per year for common area maintenance. Owner is licensed real estate agent.

- 0 Bedrooms
- 0 Bathrooms
- Unknown sqft sqft
- 0.21 acre (lot size)
- Built: Unknown year

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