

LEGAL DESCRIPTION

A certain tract of land situated in the Parish of Lafourche on the left descending bank of Bayou Lafourche, at a point located in Section 121, Township 15 South, Range 18 East, Lafourche Parish, Louisiana, said tract beginning at a point approximately three quarter to one mile from Bayou Lafourche, said tract of land being depicted by the Letters "A", "B", "C", and "D", on a survey plat showing a 6.1290 acre tract of land carved from part of the estate of Samuel T. Robichaux, dated June 26, 1986, by Robert C. Benoit, Surveyor, said tract of land being bounded on the North by the southernmost edge of the Texas and Pacific Railroad right-of-way, bounded on the West by Parcel "A", Lots 14, 15, 16, 17, 18, 19, 20 and part of Lot 13 of Addendum No. 3 of Triple Oaks Subdivision, bounded on the East by Lots of Lewiston Subdivision and/or Howard Gruneberg, et al; and bounded on the South by property sold this day to Kenneth Gabriel, one of the purchasers herein, said tract of land being depicted on the survey plat dated June 26, 1986, recorded with the sale w/mortgage dated July 8, 1986; together with all rights, ways, privileges and servitudes thereunto belonging or in anywise appertaining.

LESS AND EXCEPT HOWEVER, and reserving to the vendor, their heirs, successors and assigns, all oil, gas and other minerals, including sulphur in, on and under all of the land herein sold. It is further understood and agreed that vendor reserves unto themselves, their heirs and assigns, a right-of-way of passage across said tract of land, said right-of-way being forty (40') feet wide and running parallel to the easternmost boundary of the tract conveyed herein; said right-of-way beginning at the southernmost boundary of the property conveyed herein and running generally in a northerly direction forty (40') feet wide and parallel to the boundary which separates the tract of land conveyed herein from the Lewiston Subdivision and extending to the southernmost boundary of the Texas and Pacific Railroad right-of-way. This right of passage is a real right attaching to the remaining property of vendors herein, their heirs and assigns.