

CITY OF THIBODAUX

SUBDIVISION APPLICATION FORM

DATE: 01-07-2026

OFFICIAL USE ONLY: Application # 1

1. SUBDIVISION NAME: The division of lot G of property from the succession of Louis P. Braud into lots G-1, G-2, G-3, & G-4 located in section 27, T15S-R16, City of Thibodaux, Lafouche parish

2. CLASSIFICATION: Public Subdivision Family Subdivision
 Lot Extension/Redivision Raw Land Sale

3. TOTAL ACREAGE: 1.305 Acres NUMBER OF LOTS INVOLVED: 4

4. PROPERTY LOCATION: On the West side of Ledet Street
(N, S, E, or W) (Street, Hwy.)

and 500' feet S from Intersection of Ledet Street and Iris Street
(Distance) (N, S, E, or W) (Intersection, Street, Landmark)

5. OWNER'S NAME: The David L. Braud Revocable Trust
(Street No. and Name) (P.O. Box)
2210 Main St. Daphne, Alabama 36526
(City, State, Zip Code)

6. AGENTS NAME: Leonard Chauvin P.E., P.L.S., Inc. PHONE: 985-449-1376
ADDRESS: 627 Jackson St.
(Street No. and Name) (P.O. Box)
Thibodaux, LA 70301
(City, State, Zip Code)

7. ENGINEER/SURVEYOR'S
NAME: Leonard Chauvin P.E., P.L.S., Inc. PHONE: 985-449-1376
ADDRESS: 627 Jackson St.
(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? N/A What approval(s) were Given? N/A

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

If so, please describe: N/A

10. Is any variance from the subdivision regulations being requested at this time? No

If so, please describe: N/A

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)

Lawrence Robertson Properties, L.L.C. 215 Olivia Dr. Thibodaux, LA 70301

Moses Baptist Church of Thibodaux 1032 Canal Blvd. Thibodaux, LA 70301

Harlon G. Fox 107 Pecan St. Thibodaux, LA 70301



**PLANNING & ZONING COMMISSION
APPLICATION FOR VARIANCE
ZONING DISTRICT REGULATIONS
Thibodaux, Louisiana**

Application No. _____

Name of Applicant: Leonard Chauvin P.E., P.L.S. for The David L Braud Revocable Trust

Mailing Address: 627 Jackson Street 2210 Main Street
Thibodaux, LA 70301 Daphne, AL 36526

Phone Number(s): Home _____ Work _____ Cell _____

1. Address of Location or Subdivision: Lot G from the succession of Louis P Braud
proposed Lots G-3 and G-4

2. Nature of Variance: Describe generally the nature of the variance.

We are proposing to re-divide Lot G into Lots G-1, G-2, G-3 and G-4. Lot G-1 and G-2 meet the
minimum lot width requirement or 50 feet, but lots G-3 and G-4 do not. We are requesting to be
granted a variance for lots G-3 and G-4 of 25 feet.

I certify that the information contained in this application and its supplements is true and correct.

Date: 1-8-2026

Nicholas R. Biltz
Applicant's Signature

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

The David L. Braud Revocable Trust, who after being duly sworn did depose and
(Name of Owner(s))

declare, under oath, that he/she/they acquired ownership (use percentages of ownership of applicant(s).)

of land subdivided by virtue of the following act(s) of sale:

Dated and recorded 06/26/2024, in COB 2297, page 777,

under entry number 1373922 in the office of the Clerk of Court for the Parish of Lafourche.

I, DAVID L BRAUD, 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

David L Braud
(Owner's Signatures)

Mailing Address 9820 SUBURBAN DR.
FAIRHOPE, AL 36532

Subscribed and Sworn to before me this 19th day of January,
20 26.

[Signature]
NOTARY PUBLIC
Notary Expires
June 29, 2029



Monique Reulet

From: Nicholas Billiot <nicholas@ljcpe.com>
Sent: Friday, February 13, 2026 10:31 AM
To: Monique Reulet
Subject: Re: David Braud re-division request

External sender <nicholas@ljcpe.com>

Make sure you trust this sender before taking any actions.

Monique,

We have spoke about the questions from the last meeting.

- I am revising the lot layout to get the hydrant out the way of the entrance of the tract. I will have physical copies to your office today.
- [REDACTED]
- The trees will be cleared before any further development of the properties (before you have any permit applications or sale of property).
- Plan is to sell these lots individually to potential buyers he has lined up. He is unsure what the buyers have in mind.

Sincerely,

Nicholas "Nic" R. Billiot, L.S.I.

Land Surveyor Intern
Leonard Chauvin P.E., P.L.S., Inc.
627 Jackson St.
Thibodaux, LA 70301
Phone: 985-449-1376
Fax: 985-449-1050
Email: nicholas@ljcpe.com

From: Monique Reulet <MReulet@ci.thibodaux.la.us>
Sent: Thursday, February 5, 2026 7:56 AM
To: Nicholas Billiot <nicholas@ljcpe.com>
Subject: David Braud re-division request

Good Morning Nic,

In reference to last night's decision to table the re-division request for David Braud on Ledet Street, these are the following information requests from the Commission:

- The hydrant relocation or right-of way change
- Drainage plan (especially for lots G-3 and G-4)
- Plan for clearing the property of any remaining trash/debris/trees
- Overall plan for development of these lots

REFERENCE MAPS AND BEARINGS:

- A. "DIVISION OF LOT I AND LOT H OF PROPERTY FROM THE SUCCESSION OF LOUIS P. BRAUD INTO LOTS H-1, H-2, H-3, H-4, I-1, I-2, I-3, I-4" PREPARED BY: LEONARD CHAUVIN P.E., P.L.S., INC. DATED: 08/30/2018
- B. "DIVISION OF A 9.136 ACRE TRACT OF LAND INTO SEVEN EQUAL PORTIONS DESIGNATED LOTS C,D,E,F,G,H, & I FOR THE SUCCESSION OF THE LOUIS P. BRAUD PROPERTY" PREPARED BY: LEONARD CHAUVIN P.E., P.L.S., INC. DATED: 04/28/2009

NOTES:

1. REFERENCE BEARING DETERMINED FROM REFERENCE MAP "B"
2. ELEVATIONS SHOWN HEREON ARE NAVD88, GEOID 18.
3. THIS SURVEY DOES NOT PURPORT TO SHOW THE LOCATION OF ALL EXISTING UTILITIES, SERVITUDES, EASEMENTS, AND/OR RIGHTS-OF-WAY WHICH MAY AFFECT SAID PROPERTY EXCEPT AS OTHERWISE SHOWN HEREON.
4. THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY THE CLIENT AND WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
5. LOTS DRAINS ALONG TRACTS TOWARDS THE LEDET STREET ROADSIDE DRAINAGE SYSTEM. PROPERTY OWNERS ARE TO PERPETUALLY MAINTAIN DRAINAGE PATTERNS ALONG PROPERTIES. THE CITY OF THIBODAUX ARE TO PERPETUALLY MAINTAIN DRAINAGE PATTERS OF ROADSIDE DRAINAGE SYSTEM.
6. SEWAGE DISPOSAL: COMMUNITY SEWER DISPOSAL.
7. THESE LOTS ARE ZONED R-4, MULTI-FAMILY RESIDENTIAL.

FEMA FLOOD ZONE AND HAZARDS:

FLOOD INSURANCE RATE MAP (F.I.R.M.) NUMBER 220111 0005 C, DATED APRIL 17, 1985, FOR THE UNINCORPORATED AREA OF LAFOURCHE PARISH, LOUISIANA INDICATES THAT THESE LOTS ARE LOCATED IN ZONE C, AREAS OF MINIMAL FLOODING.

LAFOURCHE PARISH ADVISORY BASE FLOOD ELEVATION (A.B.F.E.) MAP LA-X99, DATED FEBRUARY 23, 2006 INDICATES THESE LOTS ARE LOCATED OUTSIDE THE LIMITS OF A.B.F.E. ZONES.

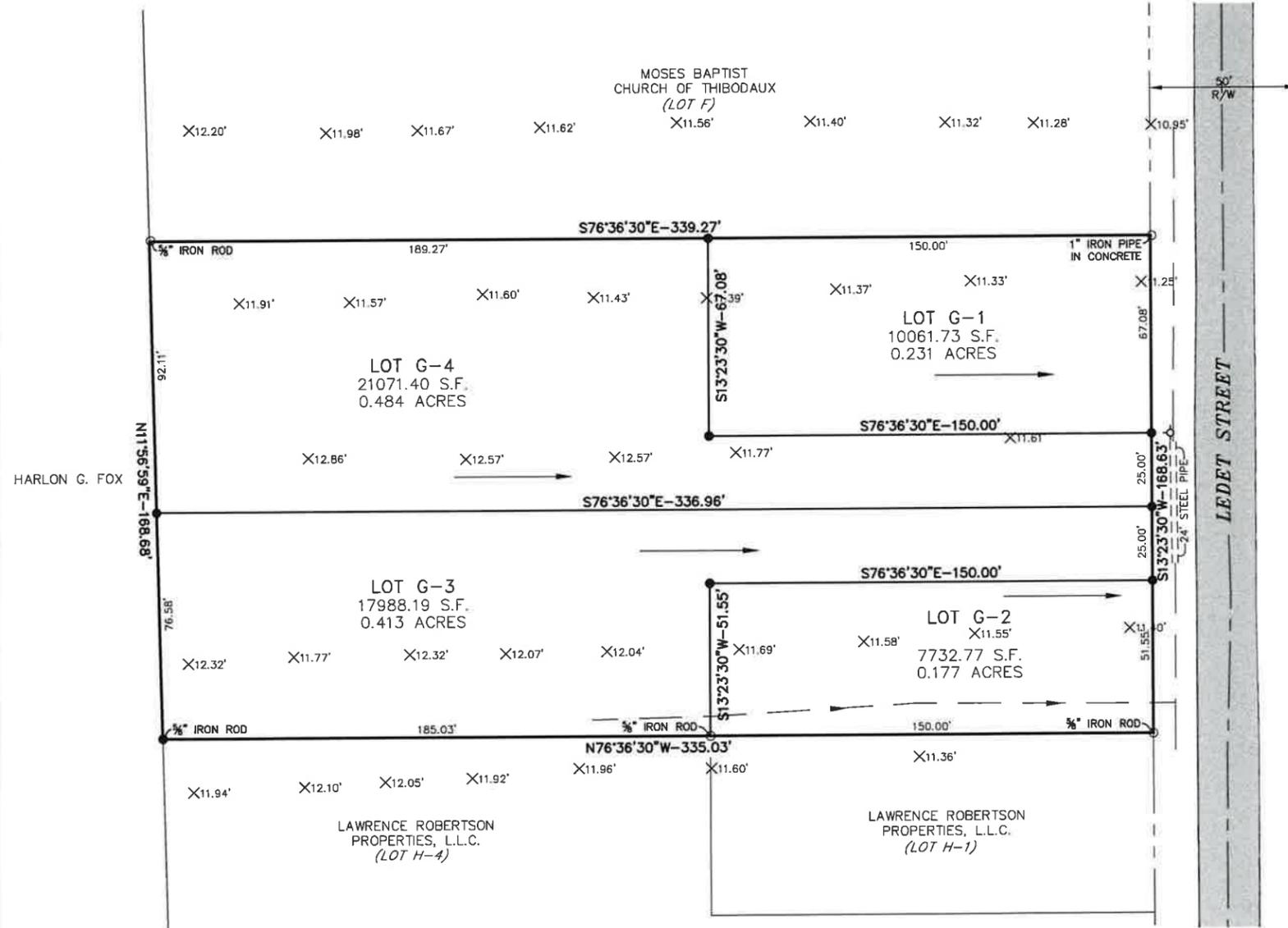
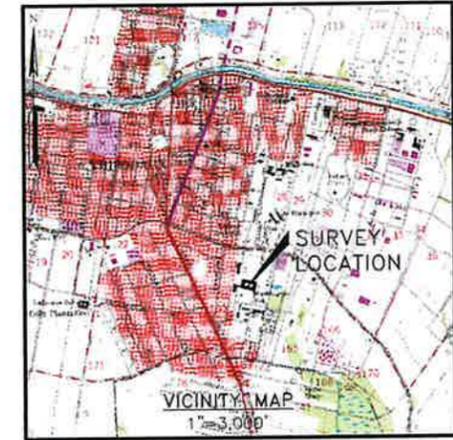
* FOR AREAS OUTSIDE OF THE A.B.F.E. LIMITS, PLEASE REFER TO THE COMMUNITY'S EFFECTIVE FIRM FOR ADDITIONAL FLOOD HAZARD INFORMATION, WHERE APPLICABLE.

OWNERS:

DAVID BRAUD
2210 MAIN ST.
DAPHNE, AL 36526

BUILDING SETBACKS:

FRONT: 15'
SIDE: 5'
REAR: 5'



- LEGEND:**
- FOUND AS NOTED
 - SET 3/8" IRON ROD
 - ⊕ FIRE HYDRANT
 - DITCH CENTERLINE
 - - - RIGHT OF WAY
 - ROAD CENTERLINE
 - x 6.00' SPOT ELEVATION

MOSES BAPTIST CHURCH OF THIBODAUX

APPROVALS:

APPROVED BY MOTION OF THE CITY OF THIBODAUX PLANNING COMMISSION

PLANNING COMMISSION CHAIRMAN _____ DATE _____

MAYOR OF THIBODAUX _____ DATE _____

OWNERS:

DAVID BRAUD _____ DATE _____

PRELIMINARY DOCUMENT:

THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES AND REVIEW ONLY, FOR SUBMITTAL TO THE CITY OF THIBODAUX DEPARTMENT OF PLANNING. THE PRELIMINARY DOCUMENT SHALL NOT BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

PRELIMINARY

APPROVED: LEONARD J. CHAUVIN, III. REG. NO. 5260



LEONARD CHAUVIN P.E., P.L.S., INC.
CIVIL ENGINEER - LAND SURVEYOR
627 JACKSON ST. THIBODAUX, LA.
PHONE: (985) 449-1376

SURVEY SHOWING
THE DIVISION OF LOT G OF PROPERTY FROM THE SUCCESSION OF LOUIS P. BRAUD INTO LOTS G-1, G-2, G-3, & G-4 LOCATED IN SECTION 27, T15S-R16E, CITY OF THIBODAUX, LAFOURCHE PARISH, LOUISIANA
DATE: JANUARY 7, 2026



REVISED 2-13-2026: REVISED LOT LAYOUT AND ADDED SERVITUDES.