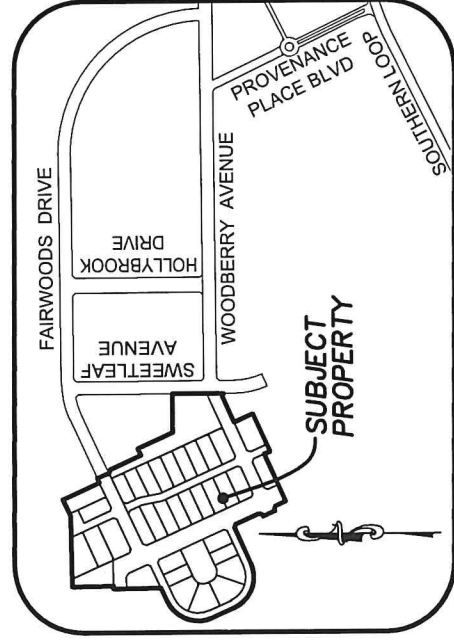


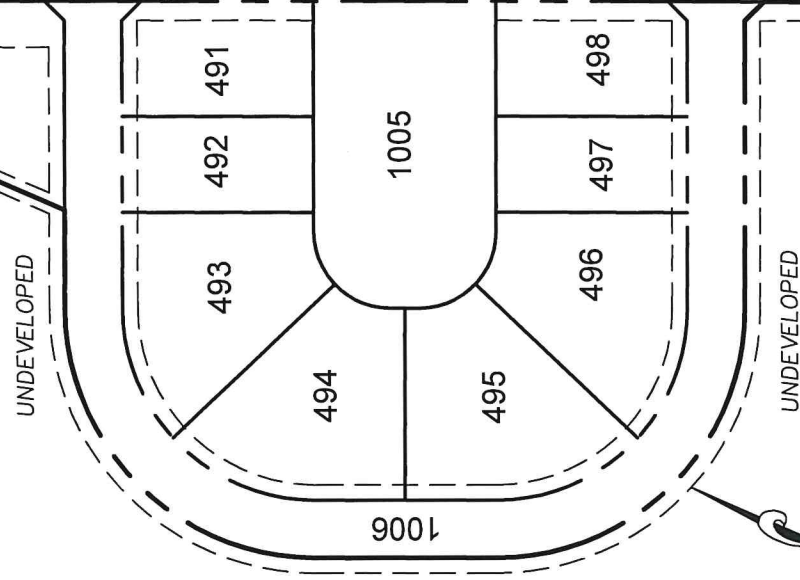
PROVENANCE PHASE IV - UNIT A

A SUBDIVISION LOCATED IN SECTIONS 19 AND 20, TOWNSHIP 16 NORTH, RANGE 13 WEST, SHREVEPORT, CADDO PARISH, LOUISIANA.



LOCATION MAP

NOT TO SCALE

TOTAL AREA =
10.563 ACRES

DECEMBER, 2021

NOTES:

1. 1/2" IRON ROD SET AT LOT CORNERS.
2. BEARINGS SHOWN ON THIS PLAT ARE BASED UPON PREVIOUS PLAT FILINGS.
3. THIS SUBDIVISION IS NOT LOCATED IN A FLOOD HAZARD ZONE AS PER CADDO PARISH, LA FLOOD BOUNDARY AND FLOOD MAP, AS PER PANEL No. 22017C-0605H, DATED MAY 19, 2014.
4. THIS PLAT DOES NOT CONSTITUTE THE FOLLOWING:
 - A. WETLANDS DETERMINATION
 - B. SUBSURFACE DETERMINATION
 - C. ENVIRONMENTAL ASSESSMENTS
5. THIS PLAT CONFORMS TO LA R.S. 33:5051.
6. THIS PLAT CONFORMS TO THE CITY OF SHREVEPORT UDC SUBDIVISION STANDARDS (ARTICLE 13).
7. LOTS 1000 THRU 1006 ARE NOT BUILDING SITES.
8. THE CITY SHALL BE HELD HARMLESS FOR ANY DAMAGE, INTENTIONAL OR ACCIDENTAL, TO ANY PRIVATE PROPERTY (STREETS, SIDEWALKS, HOUSES, DRIVEWAYS, VEHICLES, SPRINKLER SYSTEMS, TREES, LANDSCAPE, FENCES, WALLS, ETC.) THAT MAY RESULT FROM THE WATER AND SEWER INFRASTRUCTURE OR FROM ACTIVITIES ASSOCIATED WITH ACCESSING THE WATER AND SEWER INFRASTRUCTURE FOR MAINTENANCE, REPAIR, REPLACEMENT, ETC. THE CITY WILL NOT REPLACE ANY PRIVATE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO STREETS THAT MUST BE REMOVED FOR ACCESS TO THE WATER AND SEWER INFRASTRUCTURE.
9. SUBDIVISION IS LOCATED IN THE LOUISIANA NORTHWESTERN LAND DISTRICT, LOUISIANA MERIDIAN.

ACCEPTED BY CITY COUNCIL

RES. NO. OF

ADRIAN PERKINS
MAYOR

DATE _____

APPROVED:

APPROVED:  1-10-2022

METROPOLITAN PLANNING COMMISSION

DATE _____

21. A

2025

DATE _____

DEDICATION:

THE RECORD OWNER HEREIN DEDICATES TO THE PUBLIC USE IN PERPETUITY THE STREET RIGHT-OF-WAY AND DRAINAGE SERVITUDE AS SHOWN ON THIS SUBDIVISION PLAT. ALL UTILITY SERVITUDES AND LOTS 1000-1006 SHOWN HEREON ARE PRIVATE AND ARE GRANT HEREIN IN FAVOR OF AEP/SWEP/CO, AT&T/BELLSOUTH, COMCAST/TIME WARNER CABLE, CENTERPOINT ENERGY/ARKLA AND THE CITY OF SHREVEPORT. IN ADDITION, THE ABOVE NAMED UTILITY COMPANIES, PRIVATE OR PUBLIC, ARE HEREBY GRANTED THE RIGHT TO GO UPON LOTS 1000-1006 AND THE SERVITUDES GRANTED HEREIN TO INSTALL, MAINTAIN, A REMOVE FACILITIES APPROPRIATE TO THEIR SERVICE; TO HAVE INGRESS AND EGRESS THERETO OVER ADJACENT LOTS AND LANDS; AND TO TRIM AND/OR CUT AND REMOVE TREES OR OTHER OBSTRUCTIONS AS MAY INTERFERE WITH OR ENDANGER THE LIFE OR OPERATION OF SUCH FACILITIES OR THEIR EFFICIENCY. THE OWNERS OF LOTS 27 THRU 30 ARE HEREBY GRANTED THE RIGHT TO GO UPON THE ADJOINING COMMON LOT TO INSTALL AND MAINTAIN PRIVATE WATER LINES. THE RECORD OWNER FURTHER AGREES TO HOLD HARMLESS THE CITY OF SHREVEPORT AND THE PARISH OF CALDO FROM DAMAGES DUE TO CHANGES IN STREET GRADES. BINDING HEREIN THEIR HEIRS, SUCCESSORS AND ASSIGNS.

THE UNDERSIGNED OWNER HEREBY AUTHORIZES THE PLATTING AND RECORDING OF THIS SUBDIVISION:

PROVENANCE DEVELOPMENT COMPANY, L.L.C.
BY PROVENANCE OPERATING COMPANY, L.L.C.,
ITS MANAGER:

~~DAVID M. ALEXANDER, MANAGER~~

DATE _____

THE SURVEY FOR THIS SUBDIVISION PLAT WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL. I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO CITY OF SHREVEPORT ORDINANCE

FOR THIS PLAT WAS PREPARED IN ACCORDANCE WITH
FOR BOUNDARY SURVEYS" FOR A CLASS "B" SURVEY.



PROVENANCE PHASE IV - UNIT A

A SUBDIVISION LOCATED IN SECTIONS 19 AND 20, TOWNSHIP 16 NORTH, RANGE 13 WEST, SHREVEPORT, CADDO PARISH, LOUISIANA.



DECEMBER, 2021

EXISTING 20 FT. WIDE
AETHON ENERGY PIPELINE
RIGHT-OF-WAY

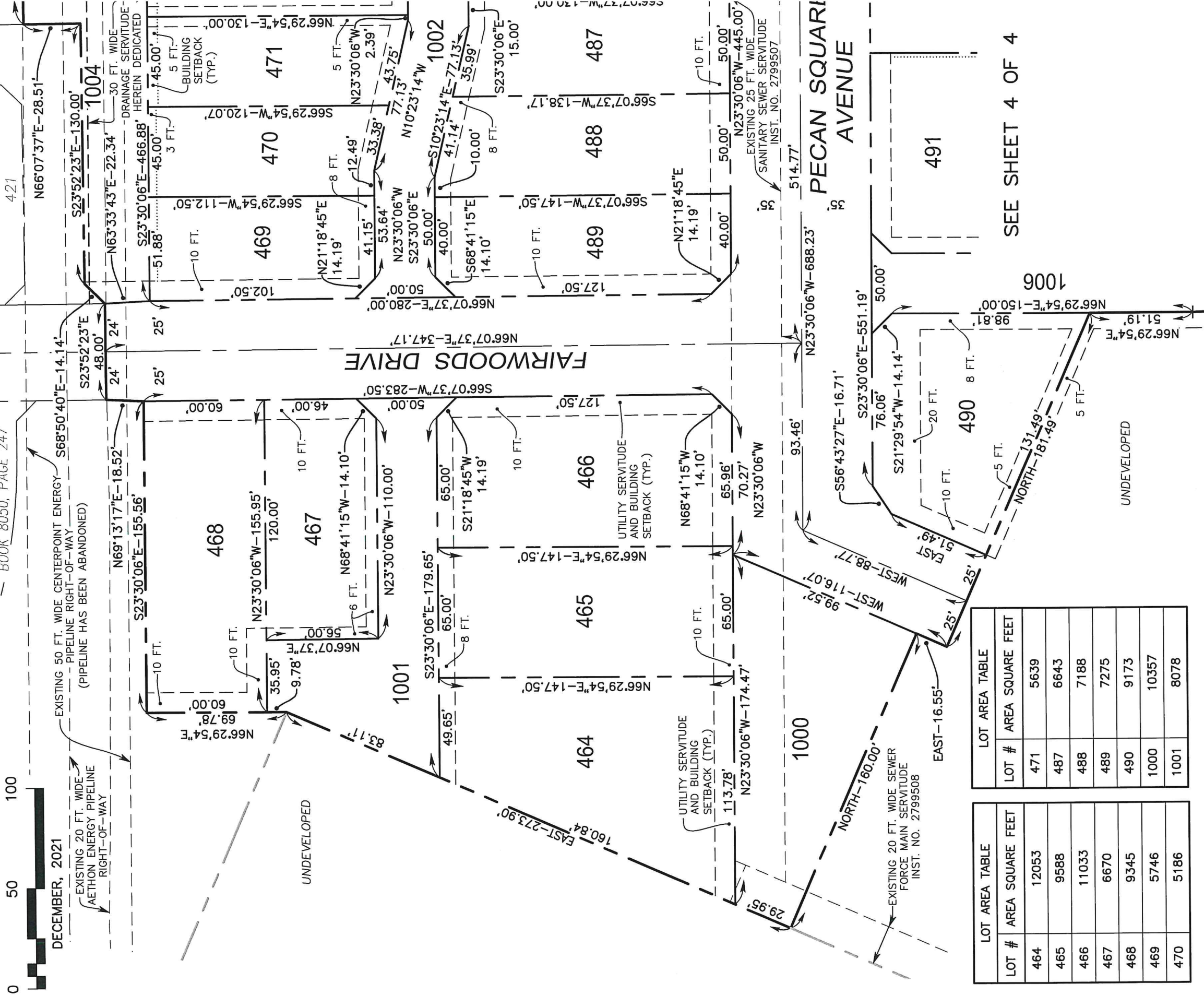
EXISTING 50 FT. WIDE CENTERPOINT ENERGY
PIPELINE RIGHT-OF-WAY
(PIPELINE HAS BEEN ABANDONED)

PROVENANCE
PHASE II - UNIT H
BOOK 8050, PAGE 247

PROVENANCE
PHASE II - UNIT G
BOOK 8050, PAGE 148

1002

4



SEE SHEET 4 OF 4

LOT AREA TABLE		LOT AREA TABLE	
LOT #	AREA SQUARE FEET	LOT #	AREA SQUARE FEET
464	12053	471	5639
465	9588	487	6643
466	11033	488	7188
467	6670	489	7275
468	9345	490	9173
469	5746	1000	10357
470	5186	1001	8078

ACCEPTED BY CITY COUNCIL

RES. NO. _____ OF _____

ADRIAN PERKINS
MAYOR

DATE

APPROVED:

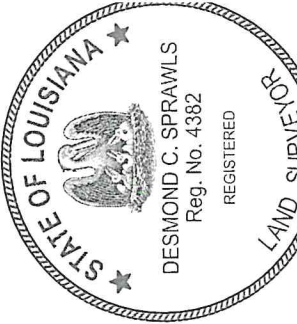
Adrian Perkins 1-10-2022

METROPOLITAN PLANNING COMMISSION

DATE

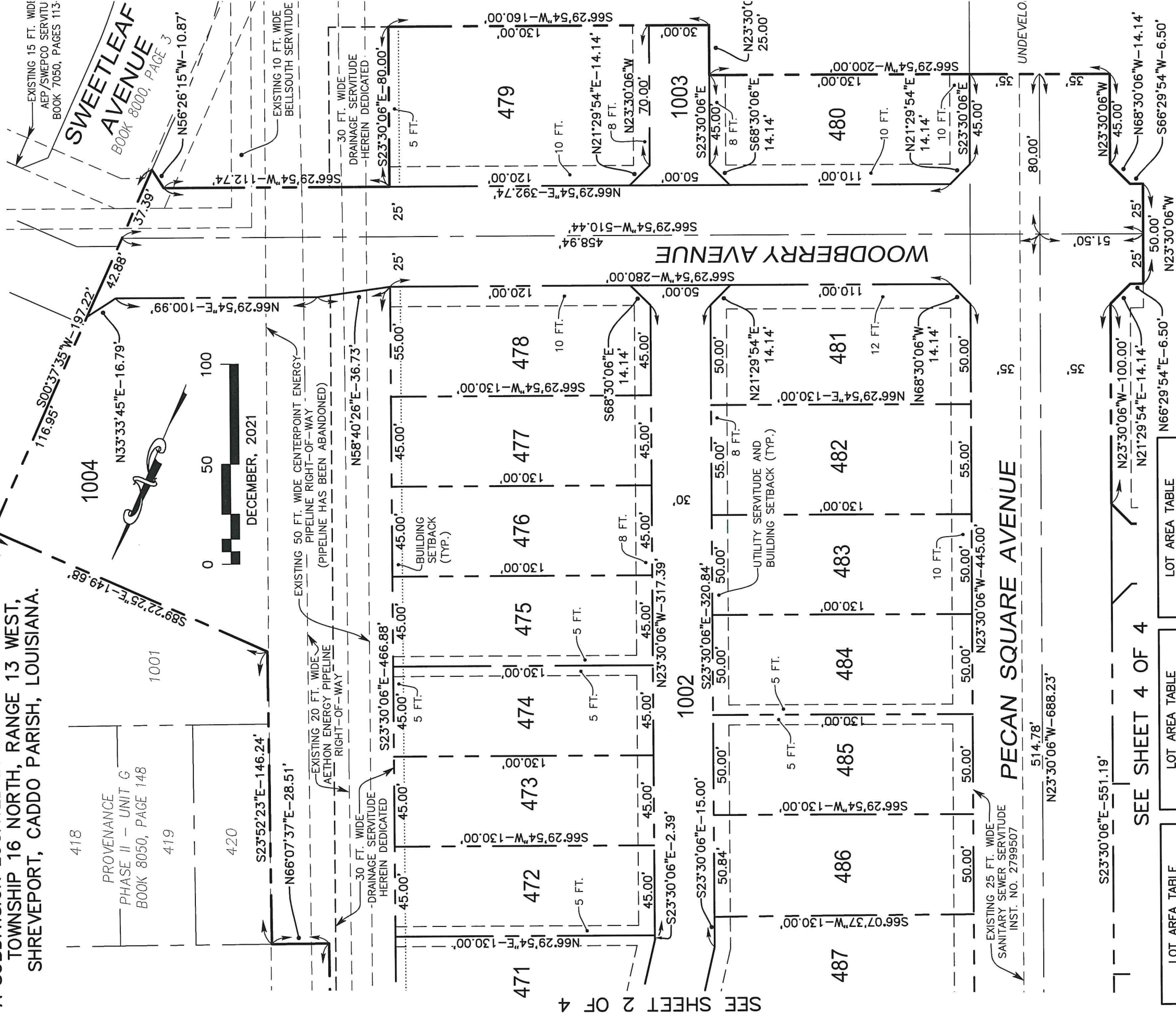
NOTE:
ALL UTILITY SERVITUDES SHOWN HEREON ARE UTILITY SERVITUDES & BUILDING SETBACK L
THE SURVEY FOR THIS SUBDIVISION PLAT WAS PERFORMED BY ME OR UNDER M
DIRECT SUPERVISION AND CONTROL. I HEREBY CERTIFY THAT THIS SUBDIVISION
PLAT CONFORMS TO CITY OF SHREVEPORT ORDINANCE NO. 129 OF 2016 AND
AMENDMENTS THERETO. THE SURVEY FOR THIS PLAT WAS PREPARED IN
ACCORDANCE WITH "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" FOR
CLASS "B" SURVEY.

Desmond C. Sprawls 12/15/2021



PROVENANCE PHASE IV - UNIT A

A SUBDIVISION LOCATED IN SECTIONS 19 AND 20, TOWNSHIP 16 NORTH, RANGE 13 WEST, SHREVEPORT, CADDO PARISH, LOUISIANA.



SEE SHEET 4 OF 4

LOT AREA TABLE	
LOT #	AREA SQUARE FEET
472	5850
473	5850
474	5850
475	5850
476	5850

LOT AREA TABLE	
LOT #	AREA SQUARE FEET
477	5850
478	7100
479	10350
480	7050
481	7700

LOT AREA TABLE	
LOT #	AREA SQUARE FEET
482	7150
483	6500
484	6500
485	6500
486	6555

LOT AREA TABLE	
LOT #	AREA SQUARE FEET
1002	14242
1003	2500
1004	41749

NOTE: ALL UTILITY SERVITUDES SHOWN HEREIN ARE UTILITY SERVITUDES & BUILDING SETBACK LINES.

ACCEPTED BY CITY COUNCIL
RES. NO. _____ OF _____

ADRIAN PERKINS
MAYOR

DATE

APPROVED:

Adrian Perkins 1-16-2022

METROPOLITAN PLANNING COMMISSION

DATE

Adrian Perkins 12/15/2021

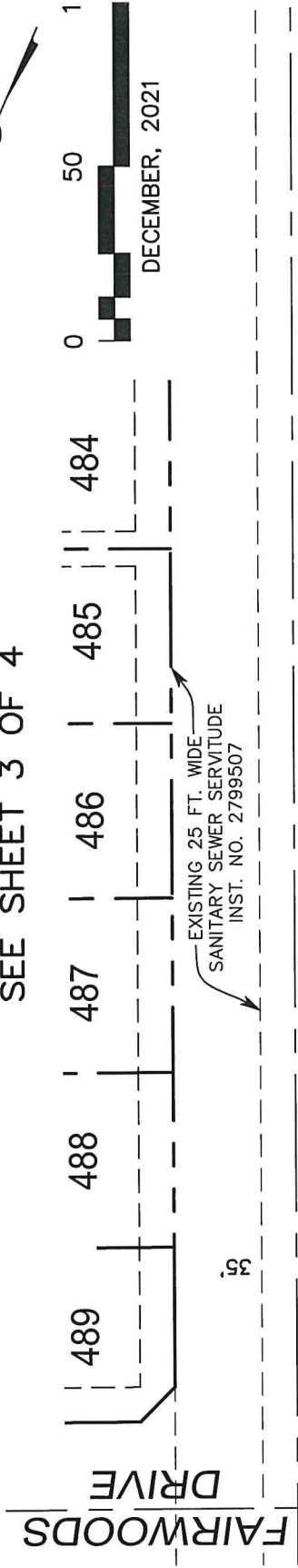


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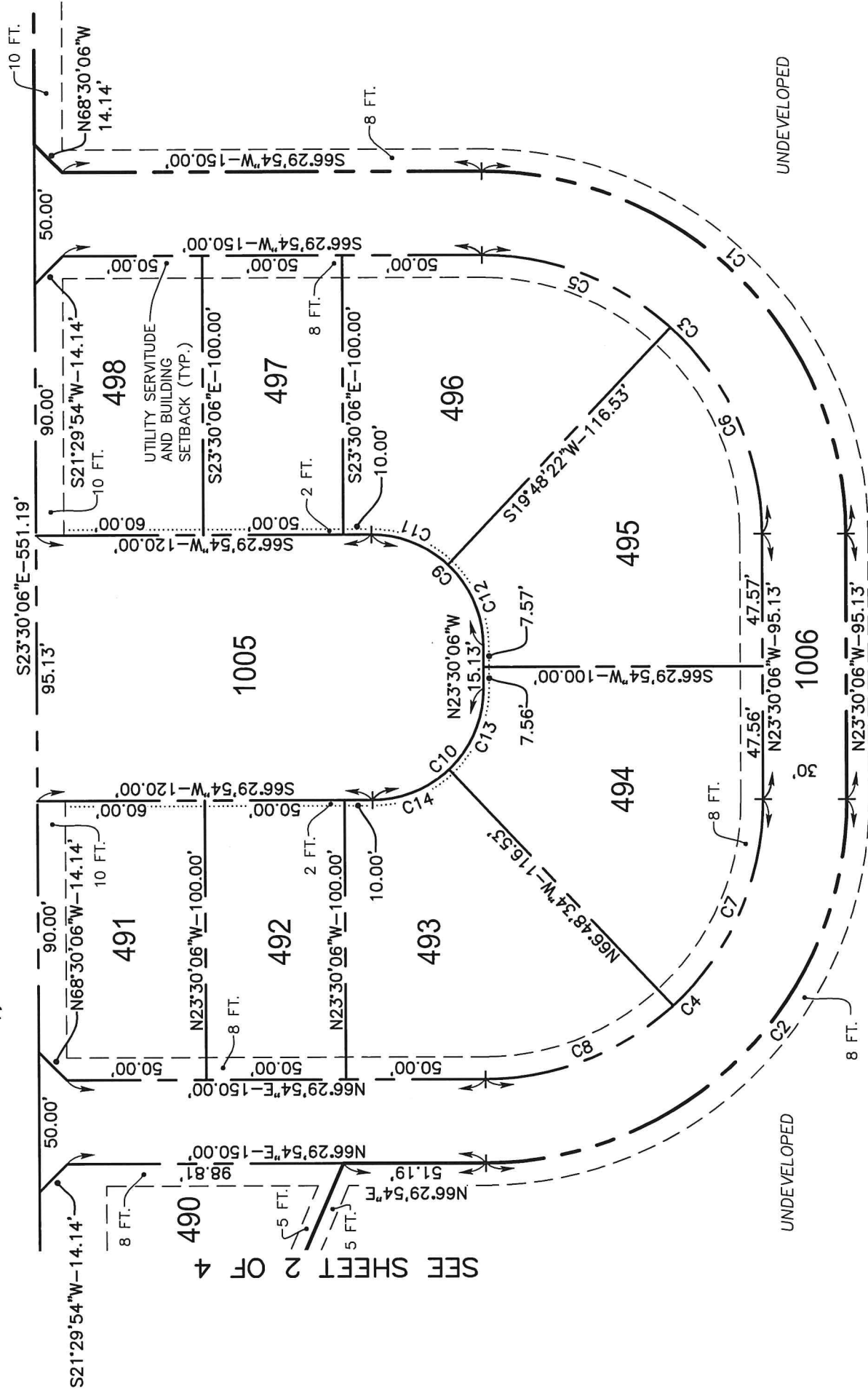
PROVENANCE PHASE IV - UNIT A

A SUBDIVISION LOCATED IN SECTIONS 19 AND 20, TOWNSHIP 16 NORTH, RANGE 13 WEST, SHREVEPORT, CADDO PARISH, LOUISIANA.

SEE SHEET 3 OF 4



PECAN SQUARE AVENUE



CURVE TABLE			
CURVE #	RADIUS	LENGTH	CHORD
C1	130.00'	204.20'	183.85'
C2	130.00'	204.20'	183.85'
C3	100.00'	157.08'	141.42'
C4	100.00'	157.08'	141.42'
C5	100.00'	73.92'	72.24'
C6	100.00'	83.16'	80.79'
C7	100.00'	83.16'	80.79'
C8	100.00'	73.92'	72.25'
C9	40.00'	62.83'	56.57'
C10	40.00'	62.83'	56.57'
C11	40.00'	30.23'	29.52'
C12	40.00'	32.60'	31.70'
C13	40.00'	32.60'	31.70'
C14	40.00'	30.23'	29.52'

LOT AREA TABLE		LOT AREA TABLE	
LOT #	AREA SQUARE FEET	LOT #	AREA SQUARE FEET
491	5950	496	8760
492	5000	497	5000
493	8760	498	5950
494	9193	1005	14534
495	9193	1006	23492

ACCEPTED BY CITY COUNCIL
RES. NO. _____ OF _____

ADRIAN PERKINS
MAYOR

APPROVED: *Adrian Perkins* 1-10-2022
METROPOLITAN PLANNING COMMISSION DATE

Desmond C. Sprawls 12/15/2021
DESMOND C. SPRAWLS
Reg. No. 4382
REGISTERED



NOTE:
ALL UTILITY SERVITUDES SHOWN HEREON ARE UTILITY SERVITUDES & BUILDING SETBACK L
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