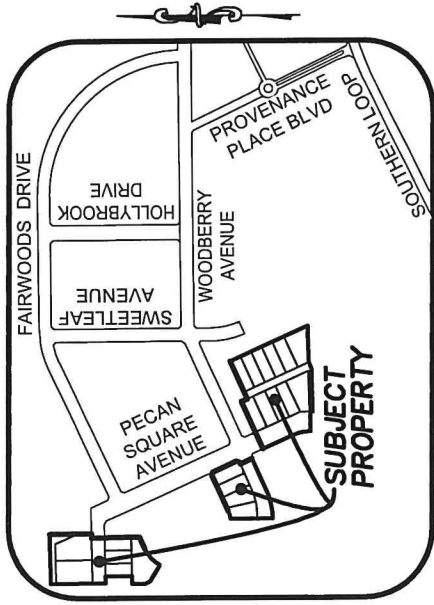
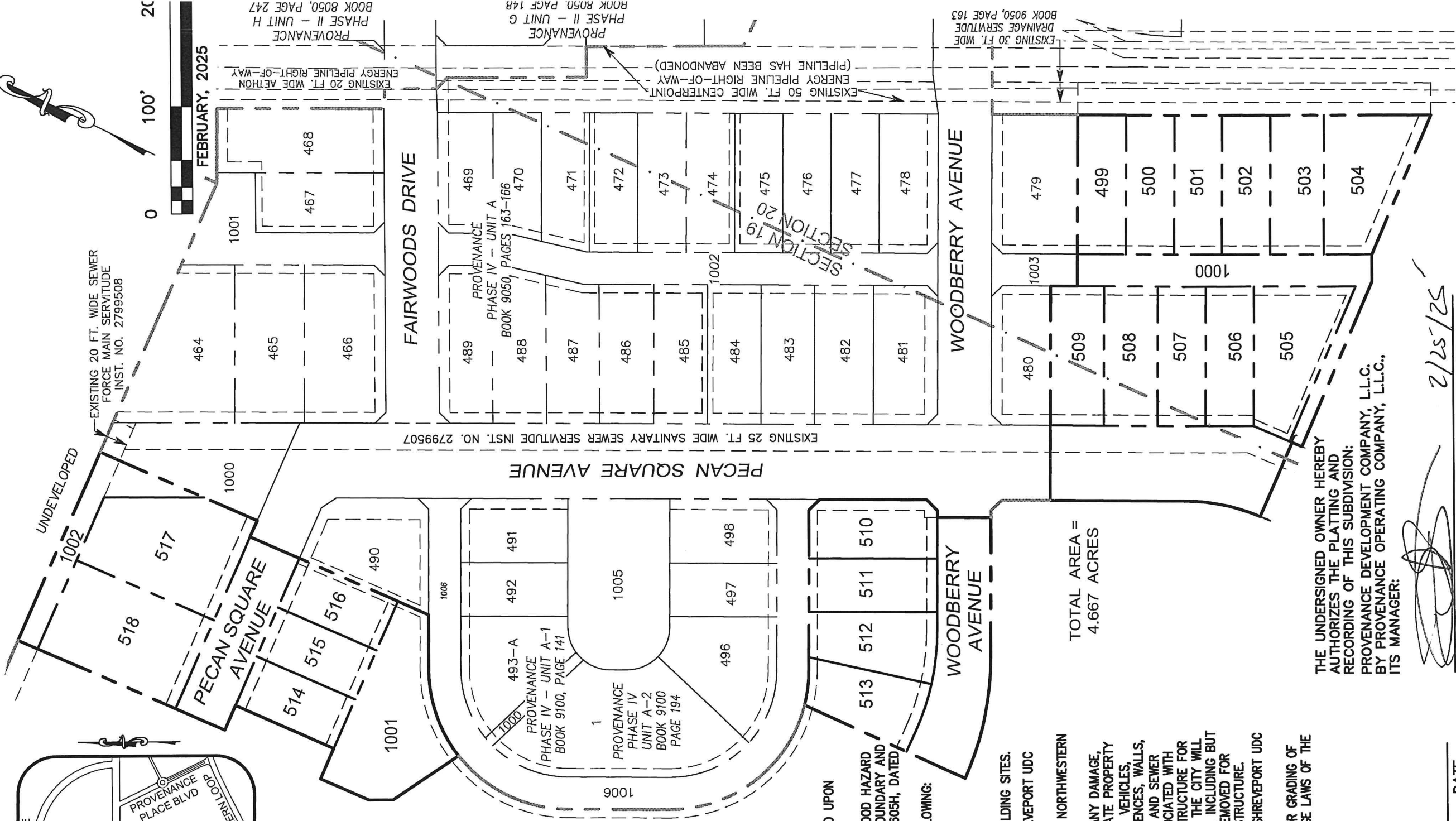


PROVENANCE PHASE IV - UNIT B

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 =
4.667 ACRES

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:

[Signature] 2/25/25

DAVID M. ALEXANDER, MANAGER DATE

ACCEPTED BY CITY COUNCIL
RES. NO. ____ OF 2025

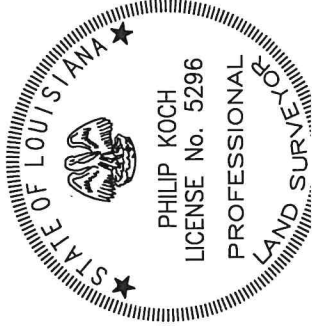
TOM ARCENEAUX
MAYOR DATE

APPROVED:

[Signature] 2/25/25
METROPOLITAN PLANNING COMMISSION DATE

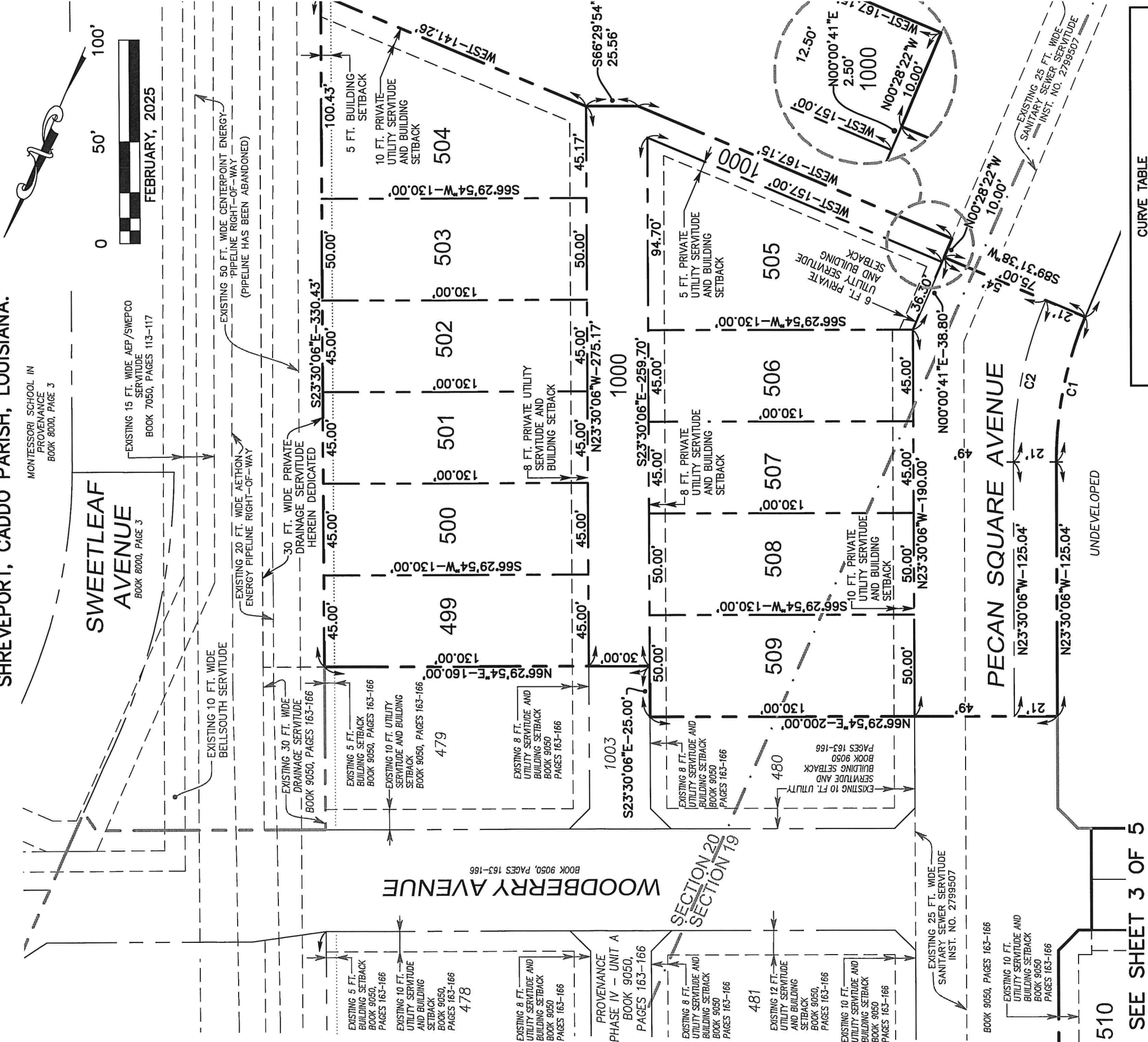
THE SURVEY FOR THIS SUBDIVISION PLAT WAS PERFORMED BY ME OR
UNDER MY DIRECT SUPERVISION AND CONTROL. I HEREBY CERTIFY THAT
THIS SUBDIVISION PLAT CONFORMS TO CITY OF SHREVEPORT ORDINANCE
NO. 129 OF 2016 AND AMENDMENTS THERETO. THE SURVEY FOR THIS
PLAT WAS PREPARED IN ACCORDANCE WITH "STANDARDS OF PRACTICE
FOR BOUNDARY SURVEYS" FOR A CLASS "B" SURVEY.

[Signature] 2/25/25



PROVENANCE PHASE IV - UNIT B

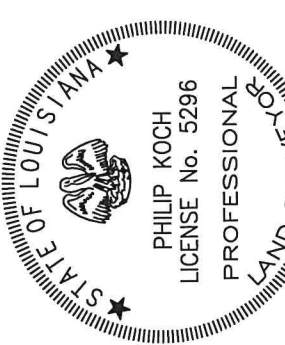
A SUBDIVISION LOCATED IN SECTIONS 19 AND 20, TOWNSHIP 16 NORTH, RANGE 13 WEST, SHREVEPORT, CADDO PARISH, LOUISIANA.



CURVE TABLE				
CURVE #	RADIUS	LENGTH	CHORD	CHORD LENGTH
C1	182.00'	73.15'	N11°59'14"W	72.66'
C2	203.00'	81.59'	N11°59'14"W	81.04'

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

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TOM ARCENEUX
MAYOR

APPROVED: 2/25/2025
METROPOLITAN PLANNING COMMISSION

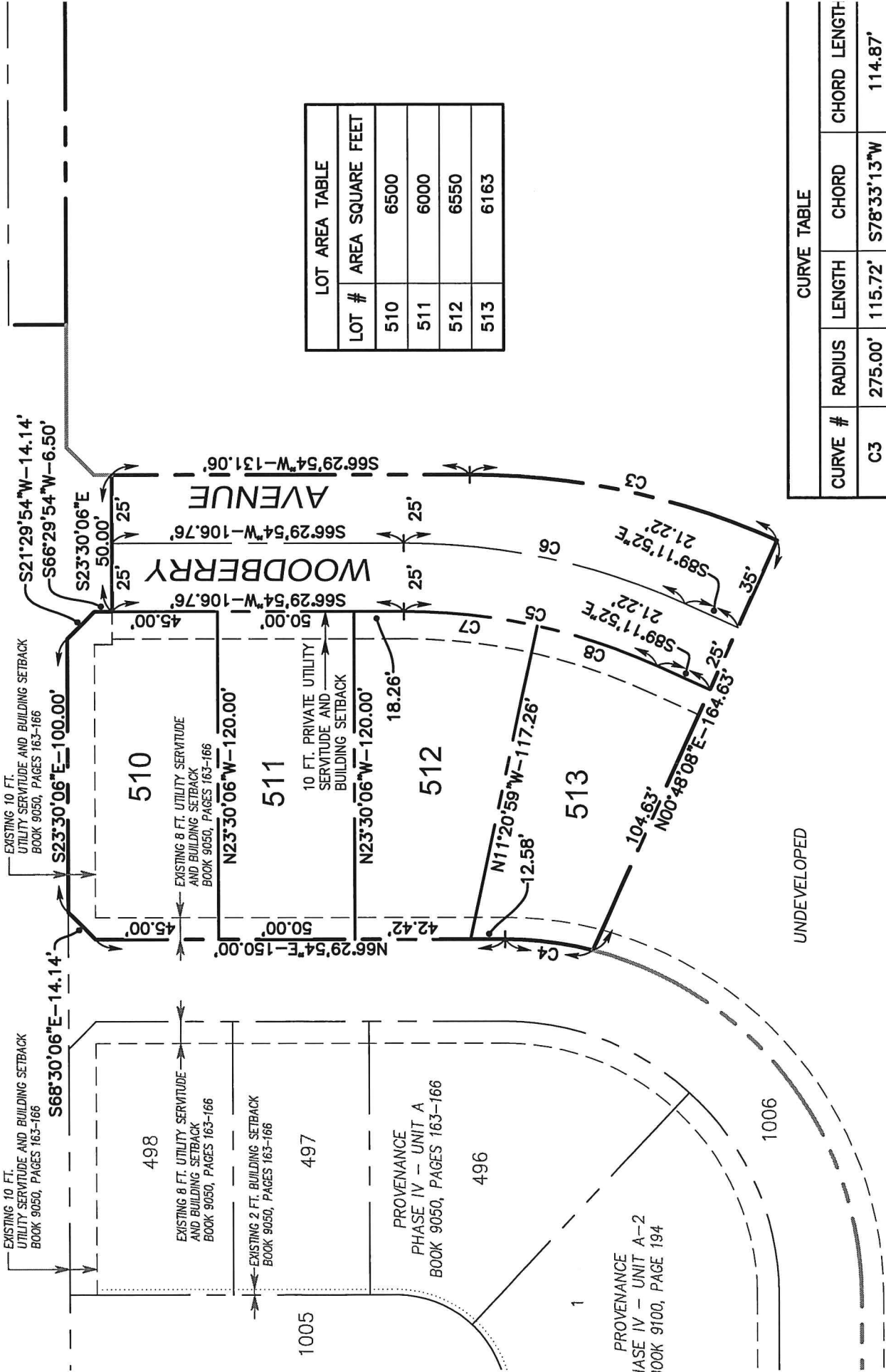
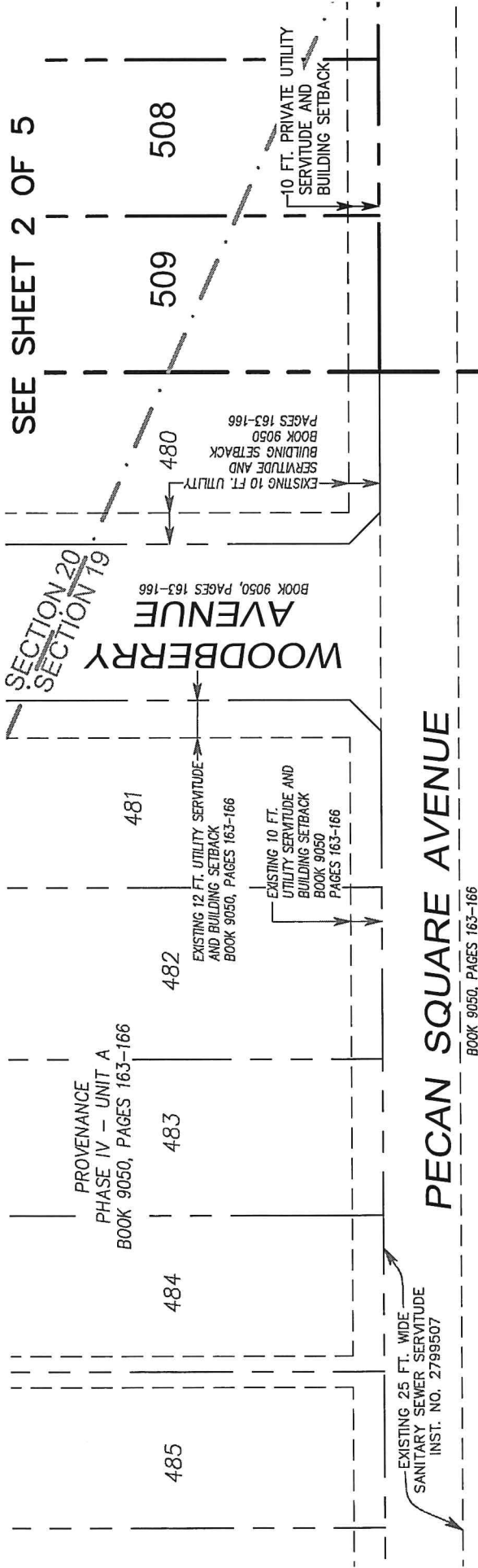
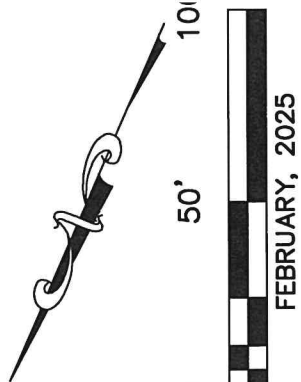
DATE

LOT AREA TABLE		LOT AREA TABLE	
LOT #	AREA SQUARE FEET	LOT #	AREA SQUARE FEET
499	5850	505	9005
500	5850	506	5850
501	5850	507	5850
502	5850	508	6500
503	6500	509	6500
504	9464	1000	10247

ACCEPTED BY CITY COUNCIL
RES. NO. ____ OF 2025

PROVENANCE PHASE IV - UNIT B

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



LOT AREA TABLE	
LOT #	AREA SQUARE FEET
510	6500
511	6000
512	6550
513	6163

CURVE TABLE			
CURVE #	RADIUS	LENGTH	CHORD
C3	275.00'	115.72'	114.87'
C4	130.00'	32.47'	32.39'
C5	225.00'	95.44'	94.73'
C6	250.00'	106.05'	105.25'
C7	225.00'	49.23'	49.14'
C8	225.00'	46.21'	46.13'

NOTE:
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ACCEPTED BY CITY COUNCIL
RES. NO. ____ OF 2025

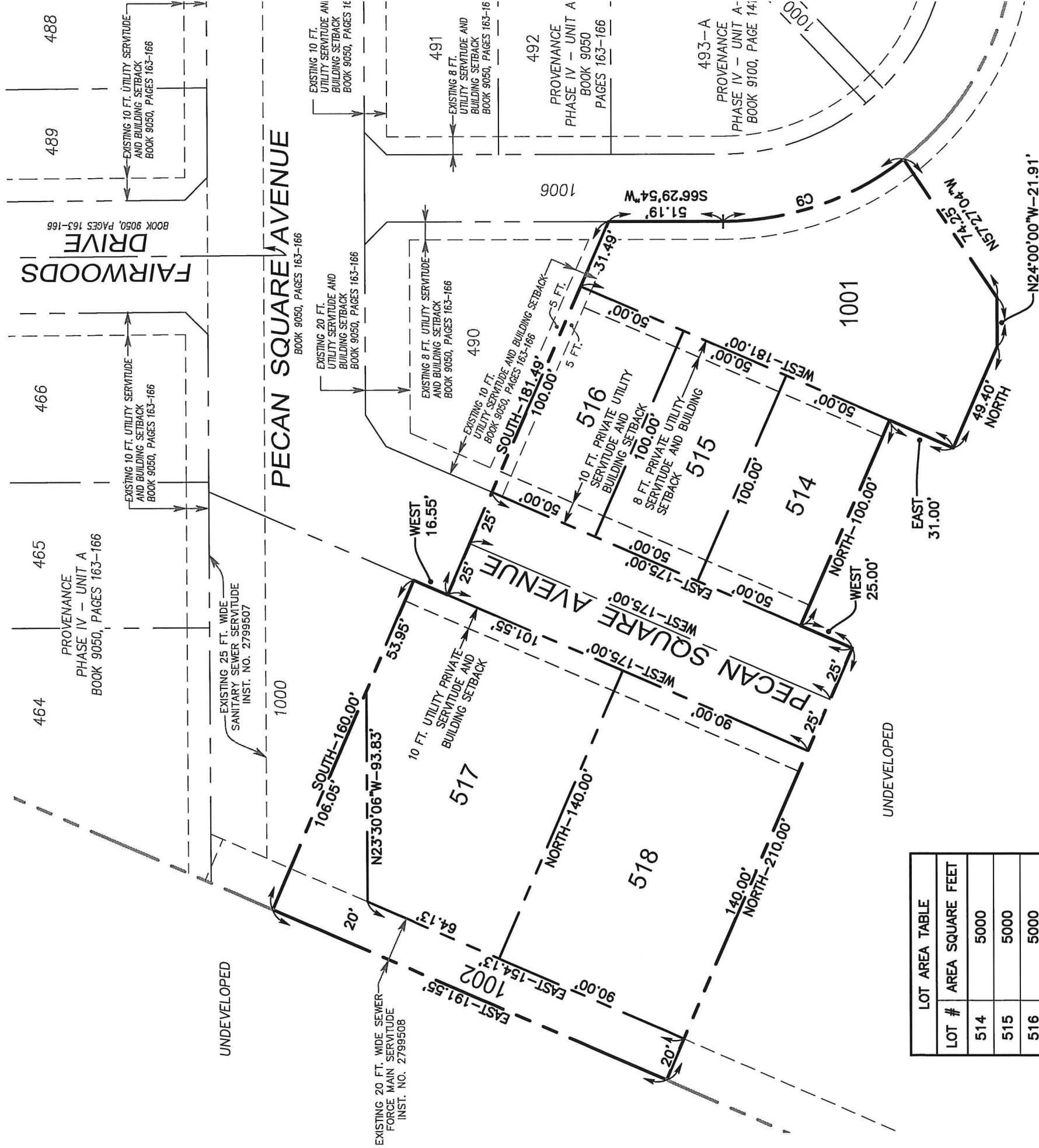
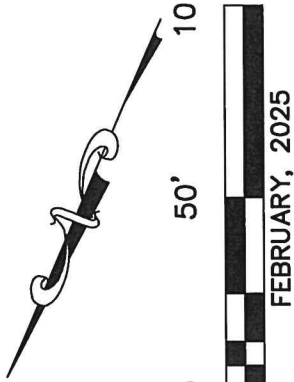
TOM ARCENEAUX
MAYOR

APPROVED: *Philip Koch* 2/25/2025
METROPOLITAN PLANNING COMMISSION

DATE

PROVENANCE PHASE IV - UNIT B

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



LOT AREA TABLE	
LOT #	AREA SQUARE FEET
514	5000
515	5000
516	5000
517	12607
518	12600
1001	12720
1002	5441

CURVE TABLE			
CURVE #	RADIUS	LENGTH	CHORD
C9	130.00'	86.54'	84.95'

NOTE:
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ACCEPTED BY CITY COUNCIL
RES. NO. ____ OF 2025

TOM ARCENEUX
MAYOR

APPROVED:  2/25/2025
METROPOLITAN PLANNING COMMISSION DATE



PROVENANCE PHASE IV - UNIT B

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

PUBLIC DEDICATION NOTE: THE STREETS AND RIGHT-OF-WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVITUDES, OTHER THAN THOSE LABELED AS PRIVATE SERVITUDES, ARE GRANTED TO THE PUBLIC FOR THE PURPOSES INDICATED ON THE PLAT, INCLUDING UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PROPER PURPOSES FOR THE GENERAL USE BY THE PUBLIC. NO TREES, SHRUBS, OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE, OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVITUDE OR RIGHT-OF-WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE OR RIGHT-OF-WAY IS GRANTED.

PRIVATE DEDICATION NOTE: 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 1000-1002 SHOWN HEREON ARE PRIVATE AND ARE GRANTED HEREIN IN FAVOR OF AEP/SWEPco, 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 1000-1002 AND THE SERVITUDES GRANTED HEREIN TO INSTALL, MAINTAIN, AND 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 THE OPERATION OF SUCH FACILITIES OR THEIR EFFICIENCY. THE RECORD OWNER FURTHER AGREES TO HOLD HARMLESS THE CITY OF SHREVEPORT AND THE PARISH OF CADDO FROM DAMAGES DUE TO CHANGES IN STREET GRADES. BINDING HEREIN THEIR HEIRS, SUCCESSORS AND ASSIGNS.

RESTRICTION NOTE: ALL LOTS ARE SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FILED AS AN ADJUNCT HERETO. THE CITY OF SHREVEPORT DOES NOT ENFORCE PRIVATE DEED AND/OR SUBDIVISION RESTRICTIONS. HOWEVER, THE APPROVAL OF THIS PLAT DOES NOT RELEASE THE OWNER AND/OR CONTRACTOR/BUILDER FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAT.

SIGHT TRIANGLE NOTE: PLANTING, FENCES OR PARKING AREAS ARE NOT TO BE CONSTRUCTED WITHIN SIGHT TRIANGLES SO AS TO INTERFERE WITH THE SIGHT DISTANCE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE.

SIDEWALK NOTE: IT SHALL BE THE DUTY OF EACH INDIVIDUAL LOT OWNER TO MAINTAIN THAT PORTION OF SIDEWALK WHICH IS ON OR ADJACENT TO HIS/HER PROPERTY. THE CITY OF SHREVEPORT SHALL HAVE NO RESPONSIBILITY FOR LIABILITY OR MAINTENANCE OF THE SIDEWALKS.

ACCEPTED BY CITY COUNCIL
RES. NO. ____ OF 2025

TOM ARCENEAUX
MAYOR

DATE

APPROVED:



METROPOLITAN PLANNING COMMISSION

2/25/25

DATE

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 2/25/2025

PHILIP KOCH

DATE