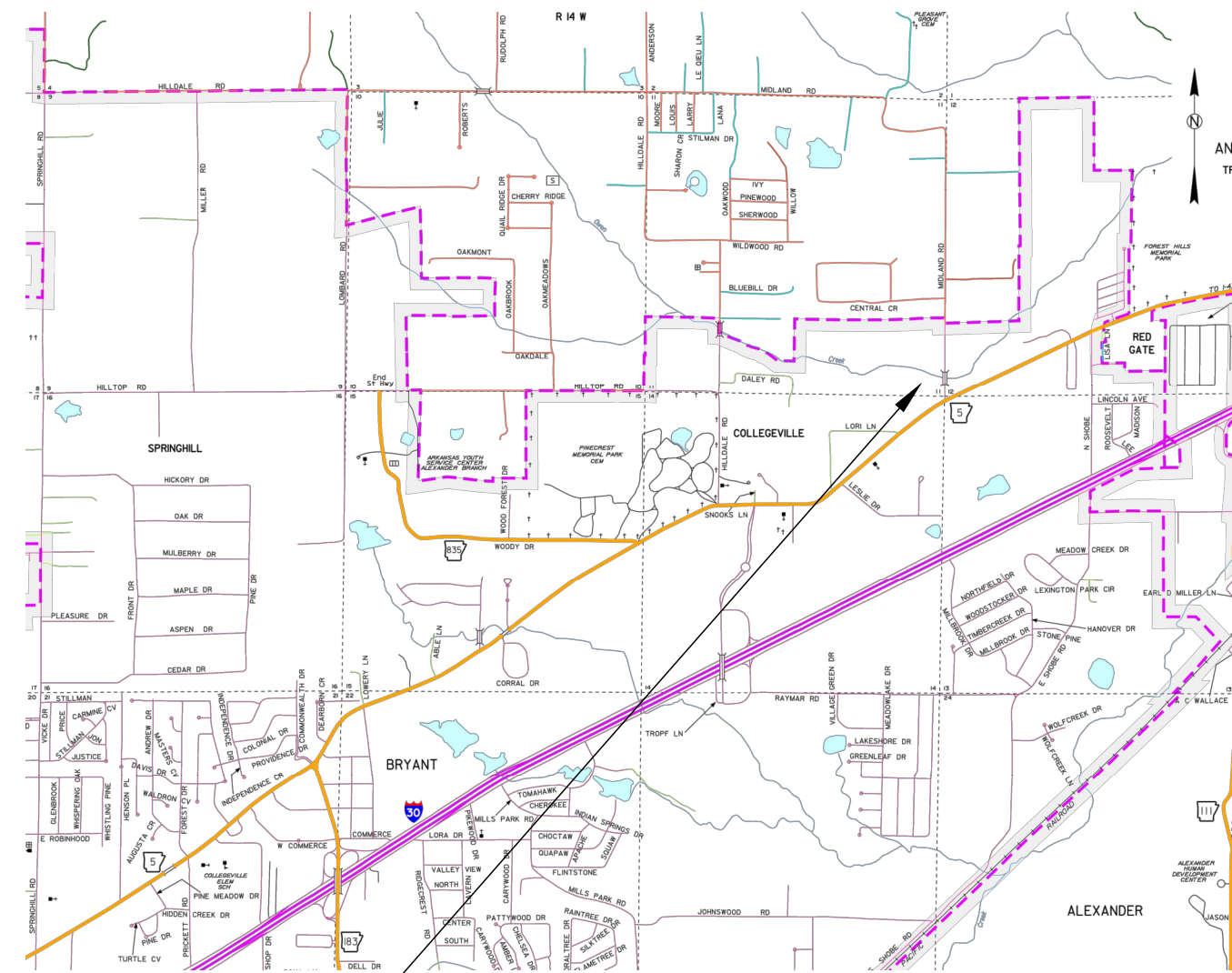


LEGEND OF SYMBOLS & ABBREVIATIONS			
	GAS METER		STORM DRAIN MANHOLE
	WATER METER		SEWER CLEANOUT
	GUY WIRE		NORTH
	POWER/UTILITY POLE		SOUTH
	TELEPHONE PEDESTAL		EAST
	SEWER MANHOLE		WEST
	WATER VALVE		AS MEASURED
	FIRE HYDRANT		PER DEED
	SIGNS		RECORDED
	LIGHT POLE		RIGHT-OF-WAY
	TELEPHONE MANHOLE		LANDSCAPED AREA
	GAS VALVE		CAPPED 1/2" REBAR
	SS SANITARY SEWER LINE		CONC.
	W WATER LINE		POINT OF COMMENCEMENT
	STORM SEWER PIPE		POINT OF BEGINNING
	ROADWAY CENTERLINE		CORRUGATED METAL PIPE
	UTILITY EASEMENT		REINFORCED CONCRETE PIPE
	BUILDING SETBACK LINE		EASEMENT
	R/W ROADWAY RIGHT-OF-WAY		HIGH DENSITY POLYETHYLENE
	OHE OVERHEAD ELECTRIC LINES		SUBDIVISION
	UGT UNDERGROUND TELEPHONE		FIRE DEPARTMENT CONNECTION
	G UNDERGROUND GAS		COTTON PICKER SPINDLE
	F.O. UNDERGROUND FIBER OPTIC		5/8" PIPE
	X FENCE		5/8" REBAR
	STEEL GUARD RAIL		1/2" REBAR
	[100] SURFACE CONTOUR LINE & ELEVATION		SURVEY NAIL
			TELEPHONE PULL BOX



SITE LOCATION

VICINITY MAP (NTS)

BRYANT, AR

SURVEY NOTES

S1. BASIS OF BEARING FOR THIS SURVEY IS BASED ON ARKANSAS STATE PLANE GRID SOUTH COORDINATES (NAD83 DATUM). MEASURED DISTANCES ARE GROUND DISTANCES.

SURVEY & DOCUMENT REFERENCES:

- WARRANTY DEED TO DANA-PAGA IN DEED BOOK 344, PAGE 456.
- DEED TO CENTRAL ARKANSAS DEVELOPERS, LLC. INSTRUMENT NO. 2006-058158.
- DEED TO CITY OF BRYANT. INSTRUMENT NO. 2006-058193.
- RIGHT OF WAY DEDICATION TO CITY OF BRYANT. INSTRUMENT NO. 2006-058190.
- RIGHT OF WAY PERMIT TO THE CITY OF BRYANT. INSTRUMENT NO. 2006-058188.
- PLAT OF KING'S CROSSING PHASE 1.

CURRENT OWNERSHIP INFORMATION

OWNER: PK2 PROPERTIES LLC
3525 HWY 5
BENTON AR 72019
PARCEL #840-11659-003

SOURCE:
SALINE COUNTY ASSESSOR

SURVEY CERTIFICATE

FOR USE AND BENEFIT: PK2 PROPERTIES, LLC

LOT 1 AS SURVEYED

PART OF THE NORTHEAST QUARTER OF NORTHEAST QUARTER, SECTION 14, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF OF LOT 1, KING'S CROSSING TO THE CITY OF BRYANT; THENCE SOUTH 02 DEG. 13 MIN. 35 SEC. WEST 224.51 FEET; THENCE NORTH 07 DEG. 50 MIN. 47 SEC. EAST 35.75 FEET; THENCE SOUTH 75 DEG. 08 MIN. 39 SEC. EAST 25.00 FEET; THENCE SOUTH 53 DEG. 27 MIN. 40 SEC. EAST 25.91 FEET; THENCE SOUTH 85 DEG. 53 MIN. 37 SEC. EAST 76.86 FEET; THENCE NORTH 51 DEG. 43 MIN. 03 SEC. EAST 267.62 FEET; THENCE NORTH 41 DEG. 33 MIN. 53 SEC. WEST 91.67 FEET; THENCE ALONG A NONTANGENTIAL CURVE TO THE LEFT WITH A RADIUS OF 100.00 FEET, LENGTH OF 27.50 FEET, CHORD BEARING AND DISTANCE OF NORTH 80 DEG. 27 MIN. 20 SEC. WEST 27.42 FEET; THENCE NORTH 87 DEG. 32 MIN. 34 SEC. WEST 258.35 FEET; THENCE NORTH 88 DEG. 07 MIN. 25 SEC. WEST 12.76 FEET TO THE POINT OF BEGINNING CONTAINING 1.53 ACRES (66,643.80 S.F.) MORE OR LESS.

UTILITY NOTES

U1. UTILITIES SHOWN ON THIS SURVEY ARE NOTED BY VISIBLE OBSERVATION COMBINED WITH INFORMATION OBTAINED FROM AVAILABLE SURVEYS AND UTILITY MAPS. LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS SURVEY MUST BE CONSIDERED TO BE APPROXIMATE AS NO EXCAVATION HAS TAKEN PLACE AS OF THIS DATE TO DETERMINE THEIR EXACT LOCATION. OTHER UTILITIES, TO WHICH THE EXISTENCE AND LOCATION ARE UNKNOWN, MAY BE LOCATED ON OR NEAR THE SUBJECT PROPERTY.

CERTIFICATE OF SURVEY ACCURACY

I, ZANE ROBBINS, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE OR VERIFIED BY ME, THAT ALL SURVEYING REQUIREMENTS OF THE STATE OF ARKANSAS AND CITY OF BRYANT SUBDIVISION RULES AND REGULATIONS HAVE BEEN COMPLIED WITH AND FILED FOR RECORD AS REQUIRED.

DATE OF EXECUTION

Zane Robbins
REGISTERED PROFESSIONAL LAND
SURVEYOR
NO. 1853 ARKANSAS

CERTIFICATE OF FINAL PLAT APPROVAL

ALL REQUIREMENTS OF THE BRYANT SUBDIVISION RULES AND REGULATIONS RELATIVE TO THE PREPARATION AND SUBMITTAL TO A FINAL PLAT HAVE BEEN FULFILLED, APPROVAL OF THIS PLAT IS HEREBY GRANTED, SUBJECT TO FURTHER PROVISIONS OF SAID RULES AND REGULATIONS.

SIGNED,

DATE OF EXECUTION

BRYANT PLANNING COMMISSION

DATE REVISIONS

PROPERTY ADDRESS:

8425 AR. STATE HWY NO. 5 N
ALEXANDER, AR. 72002

LOT 1, ELITE DISTRICT,
AN ADDITION TO THE CITY OF BRYANT,
SALINE COUNTY, ARKANSAS

FINAL PLAT

ROBBINS PROFESSIONAL LAND SERVICES
INCORPORATED

SURVEYING | GIS | CONSTRUCTION STAKING

PO BOX 591 | BRYANT, ARKANSAS 72809
OFFICE: 501-655-0591 | EMAIL: ZANE@ROBBINSLAND.COM



DRAWN BY ZR

CHECKED BY ZR

DATE 8-12-26

SCALE 1"=20'

PROJECT No. 2024105

SHEET 1

PAGE 1 of 1

CERTIFICATE OF OWNER

WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

DATE OF EXECUTION

SIGNED

NAME PK2 PROPERTIES LLC

ADDRESS 3525 HWY 5

BENTON, AR 72011

FLOOD STATEMENT

BY GRAPHIC PLOTTING ALONE, ACCORDING TO FEMA FORM #05125C0240E, DATED JUNE 5, 2020, THIS PROPERTY LIES IN ZONE "X", AREAS OF MINIMAL FLOOD HAZARD.

PLAT CODE: 500-015-14W-0-14-110-62-1853

1.53 ACRES IN THE NE1/4 SEC. 14 T-1-S, R-14-W

SOURCE OF TITLE: INSTRUMENT NO. 2024-005386 & 2026-001583



HOLLOWAY ENGINEERING

SURVEYING & CIVIL DESIGN

200 Casey Drive, Maumelle, AR 72113 | Work: 501.851.3366

August 26, 2026

City of Bryant
Planning and Development
210 W. 3rd Street
Bryant, AR 72022

Re: Preliminary Plat for Springhill Crossing Residential Subdivision, Bryant, Saline County,
Arkansas

Dear Reviewer,

We are requesting to be placed on the September 3, 2026, Development Review Committee agenda.

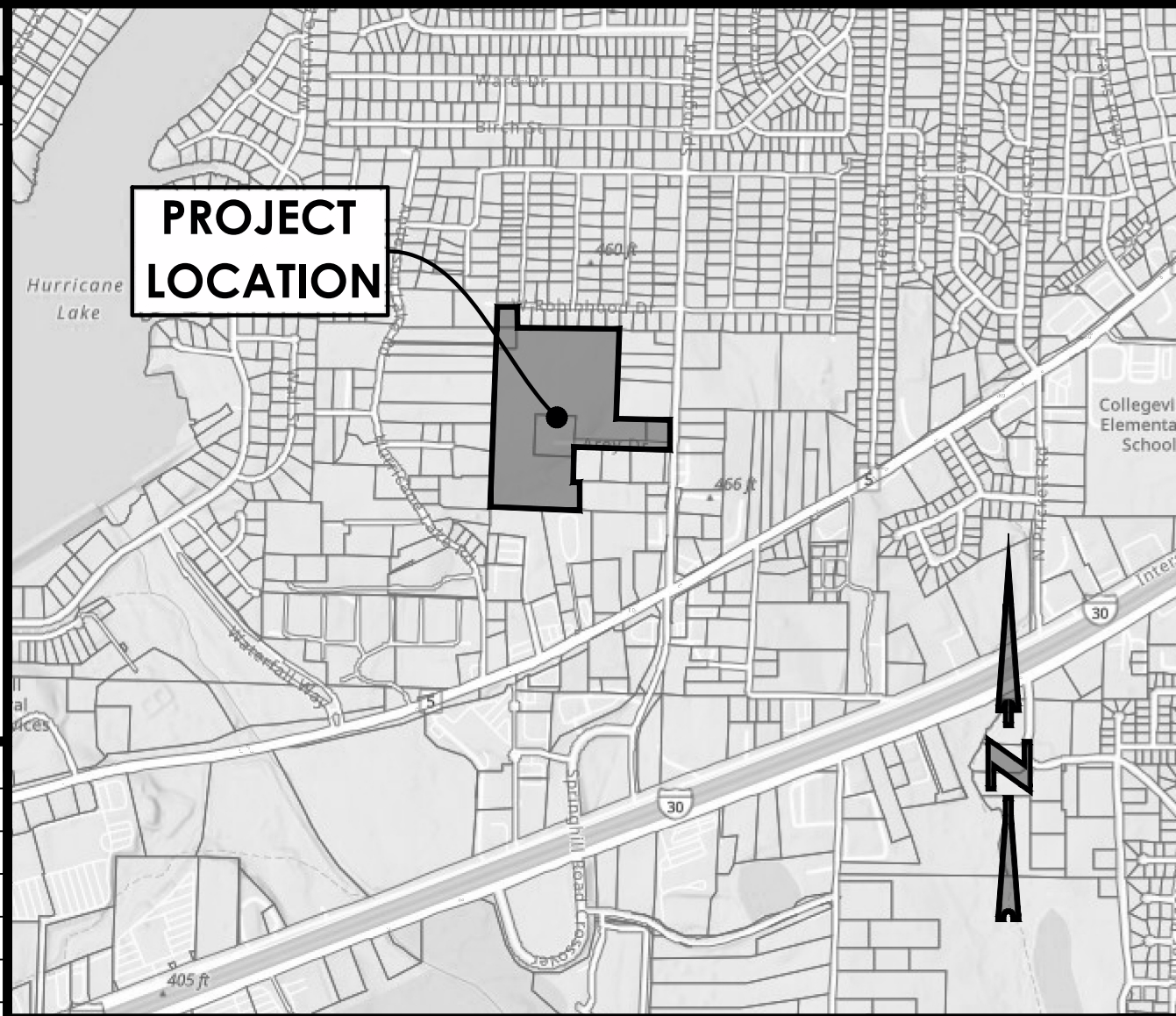
Please find attached the completed checklist, completed Agreement to Provide Performance Assurance, draft Bill of Assurance, and 20 copies of the Preliminary Plat.

Also attached are two (2) copies of the civil construction plans, which include the plan and profile of all streets, and the ADEQ SWPPP Plan, which includes the seeding of open spaces.

Please let us know if you need any additional information or have any questions, please call me at 501-851-3366.

Sincerely,

Roy C. Andrews, PE



VICINITY MAP

PRELIMINARY PLAT
OF
SPRINGHILL CROSSING
BRYANT, SALINE COUNTY, ARKANSAS
8/26/26
ZONED "R-M"

LEGAL DESCRIPTION:

Lands lying in the Northeast Quarter of the Southeast quarter and the Southeast quarter of the Northeast quarter all in Section 20, Township 1 South, Range 14 west, Saline County, Arkansas. Being more particularly described as follows:

Commencing at the Southeast corner of the Northeast Quarter of the Southeast Quarter of said Section 20 also being a point on the centerline of Springhill road; thence along the South line of said Northeast Quarter North 88 degrees 20 minutes 26 seconds West 678.27 feet to the point of beginning; thence continuing along said South line North 88 degrees 04 minutes 54 seconds West 641.85 feet to the Southwest corner of said Northeast Quarter; thence along the West line of said Northeast Quarter North 01 degrees 41 minutes 44 seconds East 1323.54 feet to the Northwest corner of said Northeast Quarter; thence leaving said Northeast Quarter and along the West line of the Southeast Quarter of the Northeast Quarter North 02 degrees 56 minutes 57 seconds East 140.00 feet to a point on the South Right-Of-Way line of West Robinhood Drive; thence leaving West line of said Southeast Quarter and along said South Right-Of-Way line South 88 degrees 40 minutes 41 seconds East 150.31 feet to the Northeast corner of Lot 15 Sherwood Park Addition to the City of Bryant recorded as instrument #202409030 records of Saline County, Arkansas; thence leaving said South Right-Of-Way line and along the West line of said Lot 15 South 02 degrees 45 minutes 18 seconds West 140.00 feet to a point on the South Line of the Southeast Quarter of the Northeast Quarter also being the North line of the Northeast Quarter of the Southeast Quarter; thence along the North line of the Northeast Quarter of the Southeast Quarter South 88 degrees 40 minutes 30 seconds East 772.57 feet; thence leaving said North line South 02 degrees 34 minutes 55 seconds west 698.95 feet; thence south 88 degrees 32 minutes 52 seconds east 417.42 feet to a point on the East line of the Northeast Quarter of the Southeast Quarter also being a point on the centerline of Springhill Road; thence along said East line and said centerline South 02 degrees 34 minutes 55 seconds West 50.01 feet; thence leaving said East line and said centerline North 86 degrees 35 minutes 47 seconds West 294.93 feet; thence North 88 degrees 03 minutes 15 seconds West 412.69 feet; thence south 02 degrees 37 minutes 41 seconds West 286.12 feet; thence South 88 degrees 22 minutes 01 seconds East 24.12 feet; thence South 01 degrees 04 minutes 30 seconds West 208.79 feet to the point of beginning.

GENERAL NOTES:

1. ALL FRONT YARD SETBACKS ARE 20' UNLESS OTHERWISE NOTED.
2. ALL REAR YARD SETBACKS ARE 20' UNLESS OTHERWISE NOTED.
3. ALL INTERIOR SIDE YARD SETBACKS ARE 8' UNLESS OTHERWISE NOTED.
4. ALL EXTERIOR SIDE YARD SETBACKS ARE 15' UNLESS OTHERWISE NOTED.
5. ALL LOTS HAVE A FRONT, REAR AND EXTERIOR SIDE 10' DRAINAGE & UTILITY EASEMENT.
6. ALL LOTS HAVE A INTERIOR SIDE 5' DRAINAGE AND UTILITY EASEMENT.
7. ALL OPEN SPACES ARE ACCESS, DRAINAGE AND UTILITY EASEMENTS.
8. ALL ACCESS EASEMENTS, PARKS, AND OPEN SPACES SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
9. ALL STREET RADII ARE 25' UNLESS OTHERWISE NOTED.
10. ALL SIDEWALKS ARE 5' WIDE CONCRETE.
11. ALL LOTS ARE SINGLE FAMILY HOUSING.
12. RESIDENTIAL FLOOR ELEVATIONS SHALL BE 1'-0" ABOVE THE 100 YEAR FLOOD ELEVATION.
13. WATER IS SUPPLIED BY BRYANT WATER DISTRIBUTION.
14. WASTEWATER DISPOSAL IS SUPPLIED BY BRYANT WASTEWATER UTILITIES.
15. ALL WATER MAINS ARE 8" CL-50 DUCTILE IRON PIPE.
16. ALL SEWER MAINS ARE 8" SDR-26 PVC PIPE.
17. ALL DETENTION AND DRAINAGE SHALL BE BUILT TO CITY STANDARDS AND APPROVED BY ENGINEER.
18. MINIMUM SQ FT TO BE THE SAME AS CITY OF BRYANT R-1 ZONING.

FLOOD STATEMENT:

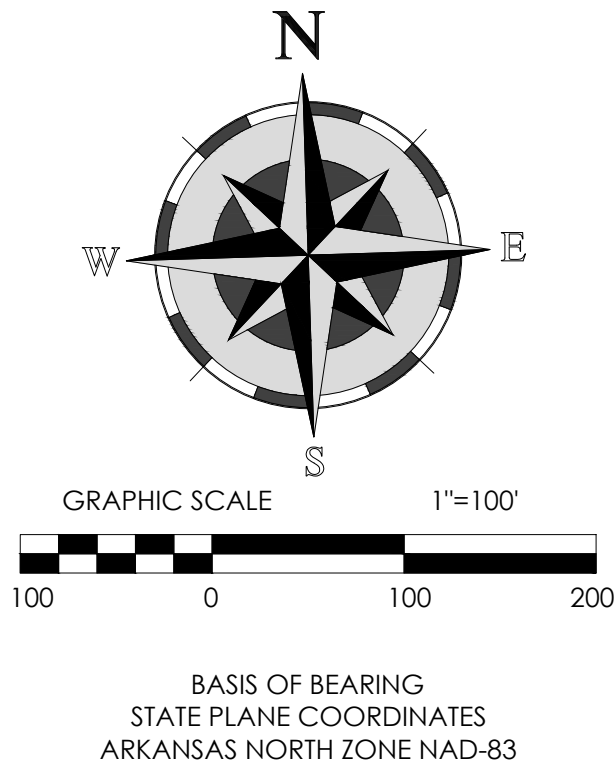
GRAPHIC PLOTTING OF THE INFORMATION SHOWN ON FLOOD INSURANCE RATE MAP NO. 05125C03060, DATED MAY 5, 2020, INDICATES THAT NO PORTION OF THE PROPERTIES SHOWN HEREON LIE WITHIN A SPECIAL FLOOD HAZARD..

LEGEND	
PROPOSED	DESCRIPTION
	BOUNDARY FINAL
	BOUNDARY ADJOINER
	EASEMENT
	BUILDING SETBACK
	WATER LINE
	SANITARY SEWER LINE
	STORM DRAINAGE PIPE
	FD MONUMENT (AS NOTED)
	SET MONUMENT (AS NOTED)
	CALCULATED POINT
	CURB INLET/JUNCTION BOX
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	SANITARY SEWER MANHOLE

TOTAL PARCEL SIZE	26.535 ACRES
PROPOSED USAGE	RESIDENTIAL "R-M"
COMMON OPEN SPACE	5.484 ACRES (20.67%)
LENGTH OF NEW ROADS	4354 LF
MINIMUM LOT SIZE	0.158 AC
# OF LOTS (RESIDENTIAL)	97 LOTS
LOTS PER GROSS ACRE	3.655 LOTS/ACRE
AVERAGE LOT SIZE	0.166 AC

OPEN SPACE:

TRACT A	4.501 AC
TRACT B	0.735 AC
TRACT C	0.248 AC
TOTAL:	5.484 AC



ACREAGE PER 40	
NE 1/4, SE 1/4, SECTION 20	26.051 ACRES
SE 1/4, NE 1/4, SECTION 20	0.484 ACRES
TOTAL	26.535 ACRES

TRACT 2018000112-F CERTIFICATE OF OWNER

WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

DATE CAROLYN COUNTS
324 OSMOND LN
BISMARCK, AR 721929

INSTRUMENT NO. 2018000112

TRACT 2018004312 CERTIFICATE OF OWNER

WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

DATE CAROLYN R. COUNTS WALLACE
324 OSMOND LN
BISMARCK, AR 71929

INSTRUMENT NO. 2018004312

CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY

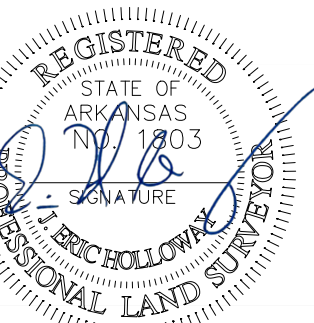
I, J. ERIC HOLLOWAY, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE OR VERIFIED BY ME THAT ALL SURVEYING REQUIREMENTS OF THE STATE OF ARKANSAS AND CITY OF BRYANT SUBDIVISION RULES AND REGULATIONS HAVE BEEN COMPLIED WITH AND FILED FOR RECORD AS REQUIRED.

8/26/26 J. ERIC HOLLOWAY
PROFESSIONAL SURVEYOR NO. 1803, AR

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY

I, J. ERIC HOLLOWAY HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A PLAT MADE BY ME, AND THAT ENGINEERING REQUIREMENTS OF THE BRYANT SUBDIVISION RULES AND REGULATIONS HAVE BEEN COMPLIED WITH.

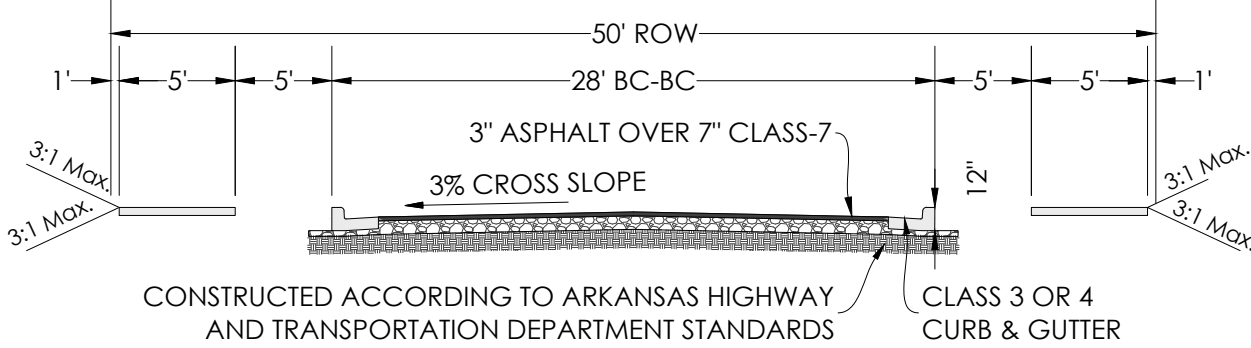
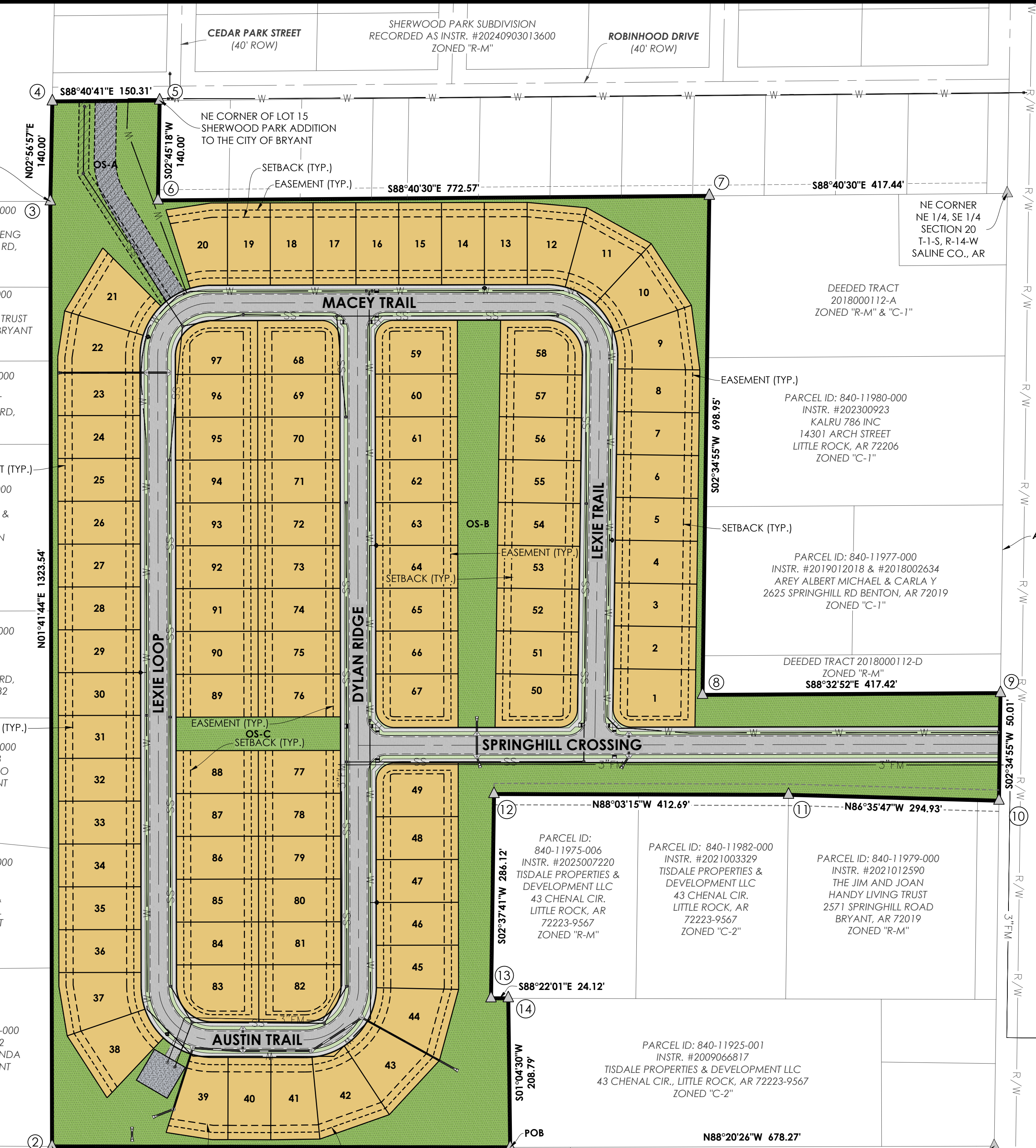
8/26/26 J. ERIC HOLLOWAY
PROFESSIONAL ENGINEER
AR-NO. 18898



DEVELOPER

BROCK CUSTOM HOMES
PO BOX 11140
CONWAY, AR 72034

CORNERS			
POINT #	DESCRIPTION	NORTHING	EASTING
1	CALCULATED	103821.12	1156382.09
2	CALCULATED	103842.62	1155740.60
3	CALCULATED	105165.57	1155779.76
4	CALCULATED	105305.38	1155786.96
5	CALCULATED	105301.91	1155937.23
6	CALCULATED	105162.08	1155930.50
7	CALCULATED	105144.21	1156702.86
8	CALCULATED	104445.97	1156671.38
9	CALCULATED	104435.39	1157088.66
10	CALCULATED	104284.87	1157081.88
11	CALCULATED	104302.38	1156787.47
12	CALCULATED	104316.39	1156375.01
13	CALCULATED	104030.57	1156361.89
14	CALCULATED	104029.88	1156386.00



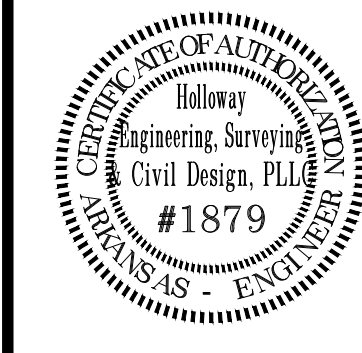
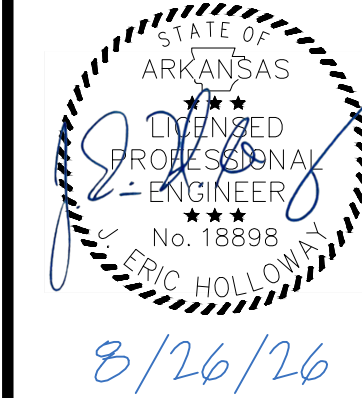
28' RESIDENTIAL URBAN STREET SECTION
NTS

BY

REV. DATE

SPRINGHILL CROSSING
BRYANT, SALINE COUNTY, ARKANSAS

PRELIMINARY PLAT (1 OF 3)



JOB NO.: 2026-071
DATE: 8/26/26
SHEET NUMBER:

C0.01

BY _____
DESCRIPTION _____

REV. _____
DATE _____

SPRINGHILL CROSSING
BRYANT, SALINE COUNTY, ARKANSAS

PRELIMINARY PLAT (3 OF 3)

8/26/26

CERTIFICATE OF AUTHORIZATION
Holloway Engineering, Surveying & Civil Design, PLLC
#1879

JOB NO.: 2026-071
DATE: 8/26/26
SHEET NUMBER:

C0.03

