



Bryant Development and Review Committee Meeting

Boswell Municipal Complex - City Hall Conference Room

210 SW 3rd Street

Date: May 28, 2026 - **Time:** 9:00 AM

Call to Order

Old Business

New Business

1. Jakes Fireworks - 4910 HWY 5 - Temporary Business

- Requesting approval for temporary business for fireworks.

- [1045-STATELICENSE-01.pdf](#)
- [1045-SITEPLAN-01.pdf](#)
- [1045-LEASEAGREEMENT-01.pdf](#)
- [1045-BOND-01.pdf](#)
- [1045-APP-01.pdf](#)

2. A1 Fireworks - Temporary Business

- Requesting approval for temporary business for fireworks.

- [1046-APP-01.pdf](#)

3. Cornerstone Montessori - 4910 Springhill Road - Temporary School Building Plan

Stephen Nuckols- Requesting discussion on temporary school building plan

- [1049-PLN-01.pdf](#)

4. Lots 1-2, Block 30 Original Town of Bryant - Replat

Hope Consulting - Requesting Recommendation for Approval of Replat

- [1043-PLT-02.pdf](#)

5. 500 Prickett Road - PUD

Hope Consulting - Requesting Approval for Modification to Zoning Plan

- [1047-PLAT-01.pdf](#)

6. Hill Valley Estates - PUD

Hope Consulting - Requesting Recommendation for Approval of Zoning Plan and Rezoning to PUD

- [1048-LTR-01.pdf](#)
- [1048-PLN-01.pdf](#)
- [1048-PLN-02.pdf](#)
- [1048-PLT-01.pdf](#)

- [1048-POP-01.pdf](#)

7. Roman Heights Subdivision - Replat

Hope Consulting - Requesting Recommendation for Approval of Replat Lot 13R

- [1050-PLT-01.pdf](#)

Staff Approved

8. Daniel & Jones Ortho - Sign Permit

Delk Construction - Requesting Sign Permit Approval - STAFF APPROVED

- [94971-SGNPLN-02.pdf](#)
- [94971-SGNAPP-01.pdf](#)

Permit Report

Adjournments

#1464



THIS LICENSE MUST BE CONSPICUOUSLY DISPLAYED IN THE PLACE OF BUSINESS

Office of Fire Services

Permit Number
RPJ.0001012

Date of Issue
04/16/2026

State Fire Marshal

FIREWORKS RETAIL PERMIT

This is to certify that
Jakes Fireworks

Is duly licensed to transact business in the State of Arkansas as a Retailer

Address: 4910 AR-5 N., Bryant, Arkansas 72022

Issued By: Jakes Fireworks

License Number: FWJ.0001202

LICENSE EXPIRES: 05/01/2027



AJ GARY

DIRECTOR and STATE
HOMELAND SECURITY ADVISOR

Jake Dennis Free

Jake Dennis Free
STATE FIRE MARSHAL

NON TRANSFERABLE

Jake's Fireworks
4910 AR-5 N Bryant, AR



Orange represents a 30x60 tent

Blue represents a 26' storage trailer

Yellow lines represent over 50' to nearest structure

Red square represents designated parking area

Two- Season Lease Agreement

THIS AGREEMENT, made and entered into by and between **Brandon Jenkins** hereinafter referred to as LESSOR, and **Jake's Fireworks, Inc.**, hereinafter referred to as LESSEE.

LESSOR, in consideration of the covenants and agreements hereafter made by LESSEE, hereby leases exclusively unto LESSEE on the following described real estate:

4910 AR-5 N.

Bryant, AR. 72022

for the purpose of selling and distributing fireworks for the period of June 20, 2025, through July 10th, 2025, and June 20, 2026, through July 10th, 2026; provided however, LESSEE shall be allowed to erect and remove his equipment on and from the premises within a reasonable period prior to and following the lease period.

LESSEE AGREES:

1. To pay LESSOR, as rent on the above-described premises, will be submitted to our accounting department for Lessor on the 4th June, by direct deposit in the sum of **\$5,000.00**.
2. To operate his business on the leased premises in a lawful manner and in full compliance with applicable laws and regulations.
3. To remove all trash, debris, and rubbish that shall have been caused to be placed thereon by LESSEE'S operations.

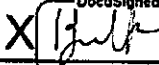
In the event the leased premises are annexed to a city where the sale of fireworks is not permitted, or it is in any other way deemed unlawful to sell fireworks on the leased premises this lease will be terminated and rental money returned to the LESSEE.

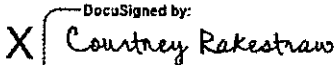
LESSEE is hereby granted the right of first refusal at this location for the same purpose and period for the year following expiration of this lease.

The agreement and covenants shall extend to the heirs and assigns of each of the parties.

Jake's Fireworks will provide a certificate of insurance on or before June 10th.

IN WITNESS WHEREOF, the parties have executed this lease the day and year first above written.

DocuSigned by:
X 
Brandon Jenkins 89984PM1A9A74B4...

DocuSigned by:
X 
Courtney Rakestraw
Jake's Fireworks 1E1C918e14...



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

2/17/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).


PRODUCER Acisure Great Lakes Partners Insurance Services 223 West Grand River Ave #1 Howell MI 48843	CONTACT NAME: PHONE (A/C, No, Ext): 216-658-7100 FAX (A/C, No): 216-658-7101 E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE INSURER A : Palomar Excess and Surplus Insurance Company INSURER B : Allianz Global Corporate & Specialty SE INSURER C : INSURER D : INSURER E : INSURER F :	NAIC # 16754
INSURED Jake's Fireworks Inc. 1500 E 27th Terr. Pittsburg KS 66762	2567	

COVERAGES **CERTIFICATE NUMBER: 2125154585** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input checked="" type="checkbox"/> LOC	Y	N	AESPLMR-GL-26-00047	2/15/2026	2/15/2027	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$	Y	N	25ABEX0323	2/15/2026	2/15/2027	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000 \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				<input type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
 Additional Insured extension of coverage is provided by above referenced General Liability policy where required by written agreement.
 Sales Location: 4910 AR-5 N., Bryant, AR. 72022
 Landowner: Brandon Jenkins
 City of Bryant, AR
 The Certificate Holder and the above listed are Additional Insureds with respect to General Liability Policy as required by written contract.

CERTIFICATE HOLDER Jakes Fireworks 1500 E. 27th Terrace Pittsburg KS 66762 United States	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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City of Bryant, Arkansas
 Community Development
 210 SW 3rd Street Bryant, AR 72022
 501-943-0943



Temporary Business Application For the Sale of Fireworks

- Applications are due by 5:00PM Wednesday the week prior to the Scheduled Development and Review Committee Meeting.
- Application Deadlines and dates can be found at www.cityofbryant.com under the Community Development tab.

Date: 4-24-26

Business Information:

Name Jake's Fireworks
 Federal Tax Employer ID Number 48-0980804
 Arkansas State Sales Tax Number FW. 0000796
 Location of Proposed Temporary Business 4910 AR-5 n, Bryant, AR. 72022

Business Owner:

Name Michael Marietta
 Address 1500 E. 27th Terrace
Pittsburg, KS 66762
 Phone 620-231-2264
 Email Courtney.rakestraw@jakesfireworks.com

Contact Person:

Name Courtney Rakestraw
 Address 1500 E. 27th Terrace
Pittsburg, KS 66762
 Phone 620-231-2264 ext.11155
 Email Courtney.rakestraw@jakesfireworks.com

Checklist for Submission

- Completed Application and Checklist
- Twenty-Five Dollar (\$25.00) Application fee
- Provide proof of 1,000,000 Liability Insurance or Surety Bond worth the same amount.

(Further information on the details of liability insurance can be found in Section 2-4 of the Temporary Business Section of the Bryant Business Ordinance.)

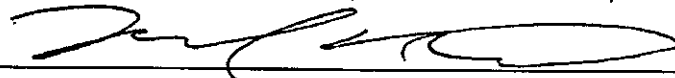
(Continued on Page 2)

- Eight (8) copies of a Site Plan:
 - o Site Plan shall be to scale, all structures shall be identified. Clear identification of any open display areas
 - o Fireworks tent / canopy shall have a minimum 50ft. setback from all other structures
 - o Show parking spaces dedicated by the owner of the property for use by the temporary business.
- Exits shall be provided every 100 ft. with a minimum of 2 remotely located exits
Minimum exit width shall be 72 in. All exits shall be identified with proper signage
- No smoking permitted within 50 ft. of firework tent / canopy. "NO SMOKING" signs shall be posted at all entrance / exits
- 2 ABC fire extinguishers, with a 2A rating or greater, shall be provided. The maximum travel distance to an extinguisher shall not exceed 75 ft. Additional extinguishers may be required. Extinguishers shall be clearly visible, marked with appropriate signage, and mounted height of not less than 36 in. from the ground
- Generators or other combustion power sources, including fuel, shall be separated from tents / canopies by a minimum of 25 ft.
- Applicant shall contact the Bryant Fire Dept. Fire Marshal's office and schedule an inspection once the business is ready for operation. The inspection shall be conducted prior to any sales to the public are allowed. Contact: 501-943-0964

READ CAREFULLY BEFORE SIGNING

I, Michael Marietta, do hereby certify that all information contained within this application is true and correct. I further certify that I agree too and will abide by all Temporary Business rules and regulations as outlined in the Bryant Business Ordinance. I also understand that I shall comply with all additional applicable ordinances of the City as well as the requirements of all state and federal laws. Furthermore, I understand violation of Temporary Business Ordinance 2007-43 is a misdemeanor punishable by a fine of up to \$500.00 per occurrence of violation. Each day's occurrence is a separate violation.

Owners Signature





City of Bryant, Arkansas
 Community Development
 210 SW 3rd Street Bryant, AR 72022
 501-943-0943



Temporary Business Application For the Sale of Fireworks

- Applications are due by 5:00PM Wednesday the week prior to the Scheduled Development and Review Committee Meeting.
- Application Deadlines and dates can be found at www.cityofbryant.com under the Community Development tab.

Date: May 14, 2016

Business Information:

Name A-1 Fireworks
 Federal Tax Employer ID Number 26-1711923
 Arkansas State Sales Tax Number 00318073-565
 Location of Proposed Temporary Business 25612 I-30, Bryant, AR 72022

Business Owner:

Contact Person:

Name <u>Michael Grogan</u>	Name <u>Joan Rey</u>
Address <u>24341 State Hwy 10E</u> <u>01A, AR 72853</u>	Address <u>24341 State Hwy 10E</u> <u>01A, AR 72853</u>
Phone <u>479-489-3298</u>	Phone <u>479-747-9304</u>
Email <u>mike.grogan65@gmail.com</u>	Email <u>joanrey@A1Fireworks.com</u>

Checklist for Submission

- Completed Application and Checklist
- Twenty-Five Dollar (\$25.00) Application fee
- Provide proof of 1,000,000 Liability Insurance or Surety Bond worth the same amount.
 (Further information on the details of liability insurance can be found in Section 2-4 of the Temporary Business Section of the Bryant Business Ordinance.)

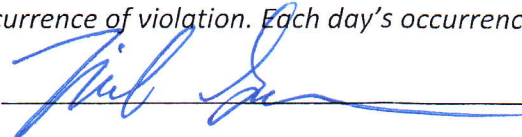
(Continued on Page 2)

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- Generators or other combustion power sources, including fuel, shall be separated from tents / canopies by a minimum of 25 ft.
- Applicant shall contact the Bryant Fire Dept. Fire Marshal's office and schedule an inspection once the business is ready for operation. The inspection shall be conducted prior to any sales to the public are allowed. Contact: 501-943-0964

READ CAREFULLY BEFORE SIGNING

I Mike Goyola, do hereby certify that all information contained within this application is true and correct. I further certify that I agree too and will abide by all Temporary Business rules and regulations as outlined in the Bryant Business Ordinance. I also understand that I shall comply with all additional applicable ordinances of the City as well as the requirements of all state and federal laws. Furthermore, I understand violation of Temporary Business Ordinance 2007-43 is a misdemeanor punishable by a fine of up to \$500.00 per occurrence of violation. Each day's occurrence is a separate violation.

Owners Signature



AGENCY CUSTOMER ID: _____

LOC #: _____



ADDITIONAL REMARKS SCHEDULE

Page 1 of 1

AGENCY Acrisure Great Lakes Partners Insurance Services		NAMED INSURED Winco Fireworks International LLC 14140 Botts Road Grandview MO 64030	
POLICY NUMBER		EFFECTIVE DATE:	
CARRIER	NAIC CODE		

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: 25 FORM TITLE: CERTIFICATE OF LIABILITY INSURANCE

OPERATOR: CARRIE SIMMONS
LANDOWNER: DION SIMPSON
ADDITIONAL INSURED: DION SIMPSON; A-1 FIREWORKS; CARRIE SIMPSON

DEC 2026
w/ INSURANCE

A-1 FIREWORKS

COMMERCIAL LEASE

This lease is made between Dion Simpson
(Lessor Name)

Of 25550 I-30, Bryant, AR. 72022
(Mailing Address)

Herein called Lessor, and A-1 Fireworks of **24341 Hwy 10 East, Ola, Arkansas 72853**, herein called Lessee.

Lessee hereby offers to lease from Lessor the premises situated in Or near the *City of* Bryant
County of Saline
State of: Arkansas

Described as: 25612 I-30, Bryant, AR. 72022
(Physical Location Address)

1. **Term and Rent:** Lessor demises the above premises as well As allowing use of power pole for a term of 45 days per year, Commencing June 1st, and terminating on July 15th for the Selling season of June 20th to July 5th 2026 or sooner and/or For a term of 31 days per year commencing December 15th 2026 and terminating January 15th 2027 as provided herein At the annual rental of;

\$ 3,000.00 Payable, 100% at the time lease is signed and Returned.

DS
Initial LA
Initial

5-6-26
LH# 6741
\$3,000.
New Years
+
Summer
100%

1. All rental payments shall be made to Lessor, at the address Specified on front page.

- 2: **Use.** Lessee shall use and occupy the premises for Retail Sales of Fireworks. The premises shall be used for no Other purpose. Lessor represents that the premises may Lawfully be used for such purpose. Lessee may, at the Lessee's Expense, erect tents, utility poles, signs, banners, Balloons, Pendants, flags and other such paraphernalia as Deemed useful to aid in the selling of fireworks. All such Paraphernalia remains the property of the Lessee and will be Removed at the end of the lease agreement.

- 3: **Care and Maintenance of Premises:** Lessee acknowledges That the premises are in good order and repair, unless Otherwise indicated herein. Lessee shall, at his own Expense and at all times, maintain the premises in good Condition and shall surrender the same, at termination Hereof, in as good condition as received, normal wear and Tear excepted.

- 4: **Ordinances and Statutes:** Lessee shall comply with all Statutes, ordinances and requirements of all municipal State and federal authorities now in force, or which may Hereafter be in force, pertaining to the premises, Occasioned by or affecting the use thereof by Lessee.

- 5: **Assignment and Subletting:** Lessee shall not assign this Lease or sublet any portion of the premises without prior Written consent of the Lessor, which shall not be Unreasonably withheld. Any such assignment or Subletting without consent shall be void and, at the option Of the Lessor, may terminate this lease.

6: **Notices:** Any notice, which either party may or is Required to give shall be given by mailing the same, Postage prepaid, to Lessee or Lessor at The address specified on front page, or at such other places As may be designated by the parties from time to time.

7: **Heirs, Assigns, and Successors:** This lease is binding Upon and inures to the benefit of the heirs, assigns and Successors in interest to the parties.

8. **Waiver of Liability:** This agreement releases Dion Simpson From all liability relating to injuries or damages that may occur During the lease of property for the retail sales of fireworks. By Signing this agreement, I agree to hold Dion Simpson entirely free From any liability, including financial responsibility for injuries or Damages incurred, regardless of whether injuries are caused by Negligence.

9: **Entire Agreement:** The foregoing constitutes the entire Agreement between the parties and may be modified only By a writing signed by both parties. The following exhibits, If any, have been made a part of this Lease before the Parties' execution hereof:

Signed this 26th day of April year 2026.

By: Dion Simpson (Lessor)

By: Jan Rey (Lessee)

A-1 Fireworks

Commercial Lease

Insurance:

Lessee, at his expense, shall maintain liability insurance including Bodily injury and property damage insuring Lessee and Lessor With minimum coverage as follows: \$500,000.00

Lessee shall provide Lessor with a certificate of insurance showing Lessor as additional insured.

Signed: Rion Simpson
Dated: 4/26/2026

Signed: [Signature]
Dated: May 6, 2026

O = powerpole

Vacant building

Driveway
50 ft wide

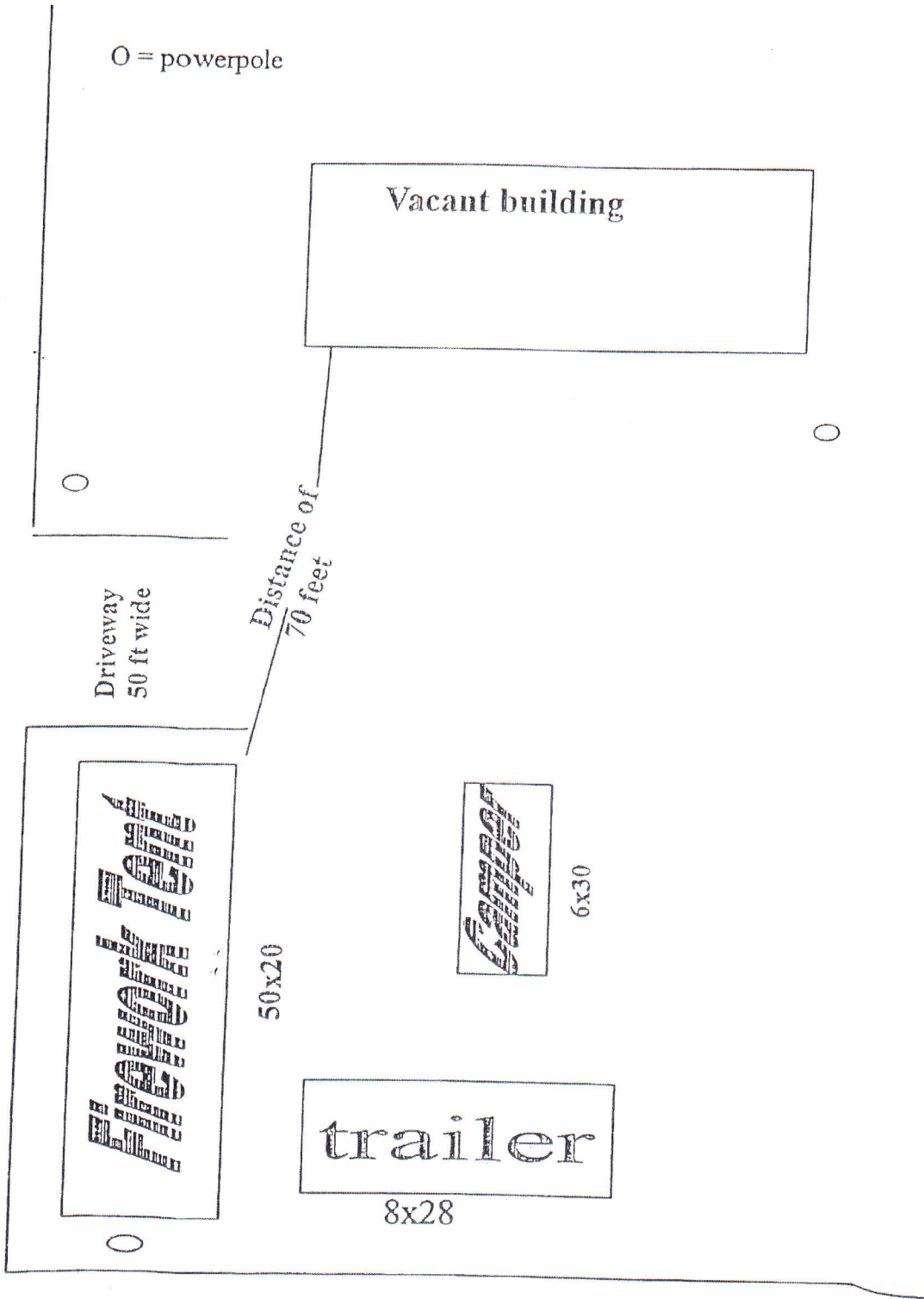
Distance of
70 feet

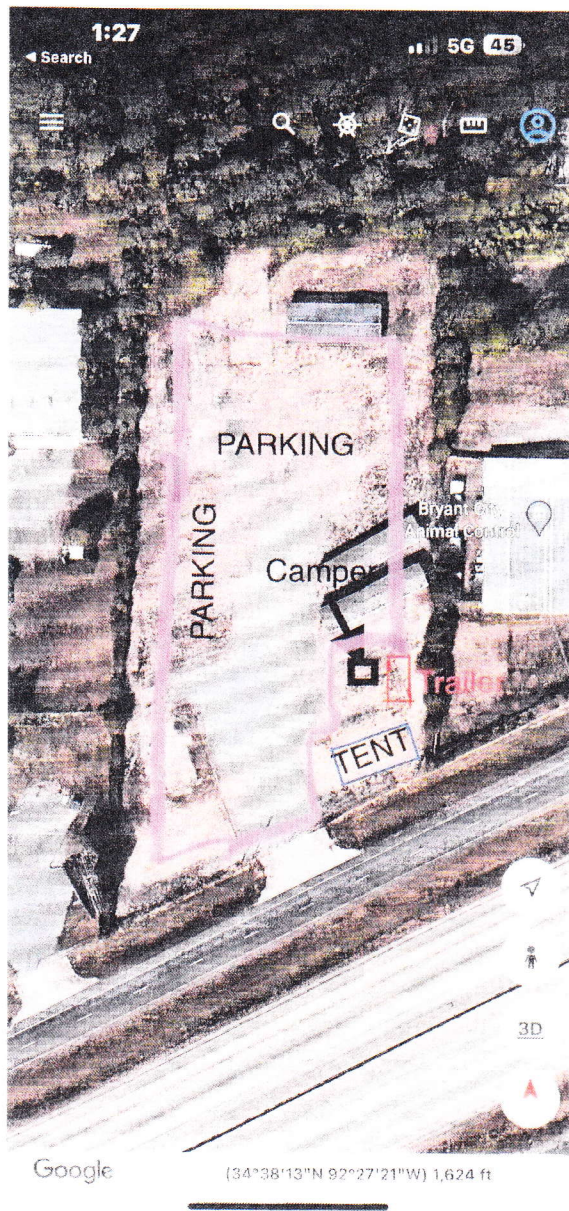
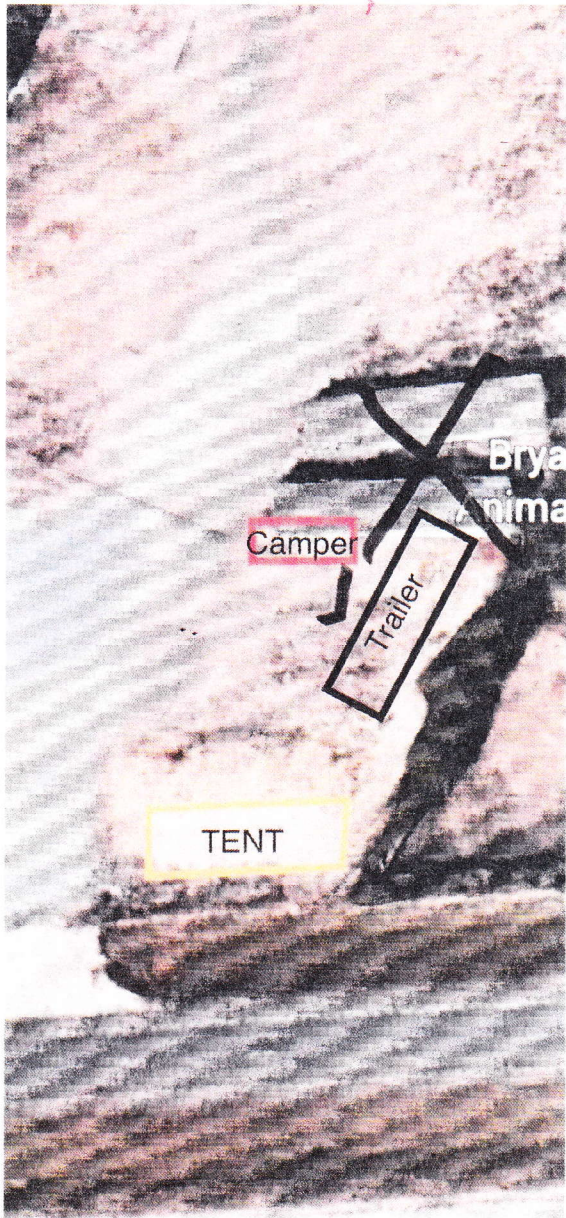
50x20

6x30

trailer

8x28







THIS LICENSE MUST BE CONSPICUOUSLY DISPLAYED IN THE PLACE OF BUSINESS

Office of Fire Services

Permit Number
RPJ.0001095

State Fire Marshal

Date of Issue
05/18/2026

FIREWORKS RETAIL PERMIT

This is to certify that
A-1 Fireworks

Is duly licensed to transact business in the State of Arkansas as a Retailer

Address: 25612 I-30, BRYANT, AR. 72022

Issued By: A-1 FIREWORKS

License Number: FWJ.0001200

LICENSE EXPIRES: 05/01/2027

AJ GARY

DIRECTOR and STATE
HOMELAND SECURITY ADVISOR



NON TRANSFERABLE

Jake Dennis Free

Jake Dennis Free
STATE FIRE MARSHAL

DEE

Heritage Engineering, PLLC

PO Box 505
Benton, Arkansas 72018
Telephone 501.939.2303 - Fax 501.939.2016

11 May 2026

Re: Foundation and Anchorage Evaluation for Classroom Modular Unit
Cornerstone Montessori Christian Academy
4910 Springhill Rd. Bryant, AR
HE Project Number: 2026-0059

To Whom It May Concern:

Based on our review of the existing support system for the classroom modular/mobile unit located at the above-referenced project site, the current gravity foundation system is not considered a permanent foundation system as defined by the 2021 Arkansas Fire Prevention Code, which is based on the 2021 International Building Code (IBC). The existing support system consists of non-grouted CMU block piers bearing on plastic pans (See Pictures 1 and 2)



Picture 1



Picture 2

Per the intent of the 2021 IBC, a permanent foundation system is generally understood to be a foundation constructed of durable materials intended to permanently transfer gravity, lateral, and uplift loads safely to the supporting soil. Permanent foundation systems are typically required to extend below the applicable frost depth and consist of reinforced concrete, grouted masonry, or other approved permanent structural systems securely anchored to the structure and supporting soils. The existing support system does not meet this definition due to the use of non-grouted CMU block piers and the absence of frost depth foundations.

However, engineering analysis was performed on the existing gravity support system. Based on our review, the existing support system is considered adequate to support the applicable code required dead and live loads for the modular classroom structure, provided that additional CMU block piers are installed beneath the concentrated post load locations in a manner consistent with the existing construction, as indicated in Repair Plan S1.

At the time of our evaluation, no signs of significant settlement, instability, excessive movement, or loss of vertical load carrying capacity were observed. From a gravity loading and life safety standpoint, the existing support system, together with the recommended additional piers, does not present a life safety concern for continued occupancy of the modular classroom under the applicable code-required dead and live loads.

While the existing gravity support system is considered adequate for vertical loading, the current anchorage system is inadequate to safely resist the code required wind loads acting on the structure. In order to provide the required uplift and lateral resistance during a design wind event, new screw down ground anchors and associated tie down connections should be installed in accordance with the recommendations provided the Repair Plan S1.

Provided that the recommended anchorage improvements and additional support piers are installed, the modular classroom structure should be considered safe for occupancy. Although the support system would still not qualify as a permanent foundation system under the 2021 IBC, the recommended improvements adequately address the identified life safety concerns associated with gravity and wind loading.

This evaluation is limited to the observations and information available at the time of review and does not constitute certification of a permanent foundation system.

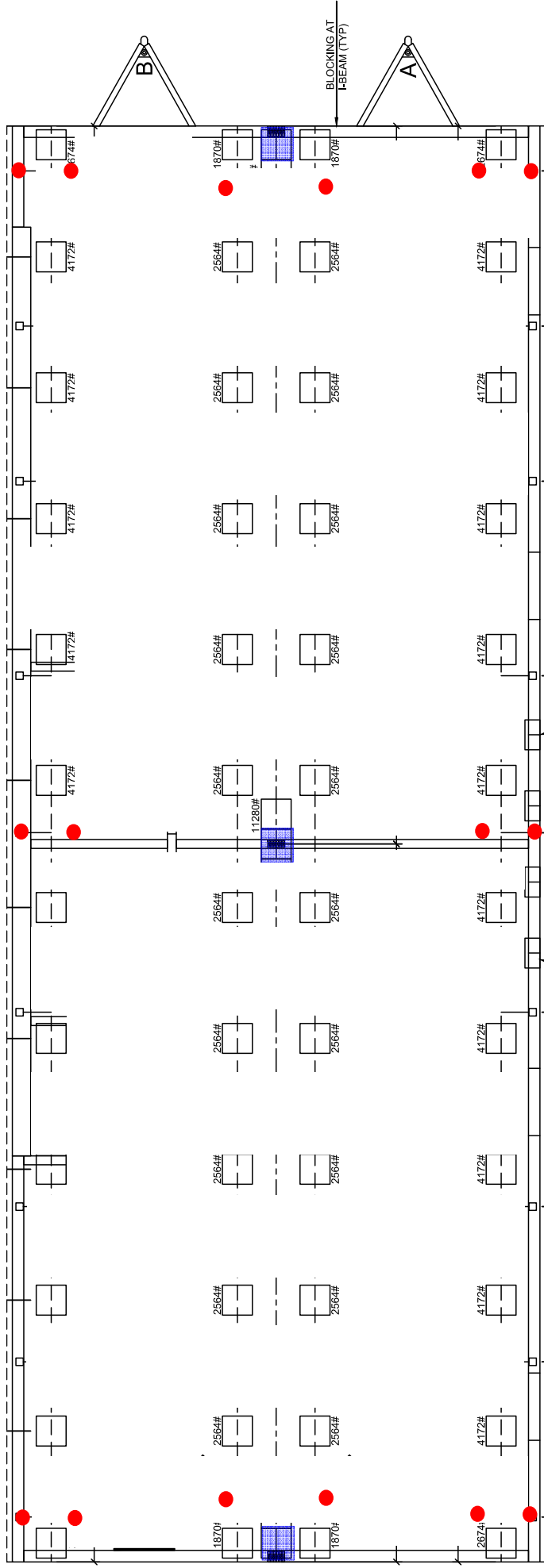
Please contact our office if you have any questions or require additional information or assistance.

Respectfully submitted,

Eric Warford, PE
Structural Engineer
Heritage Engineering, PLLC



A handwritten signature in blue ink that reads "Eric Warford".



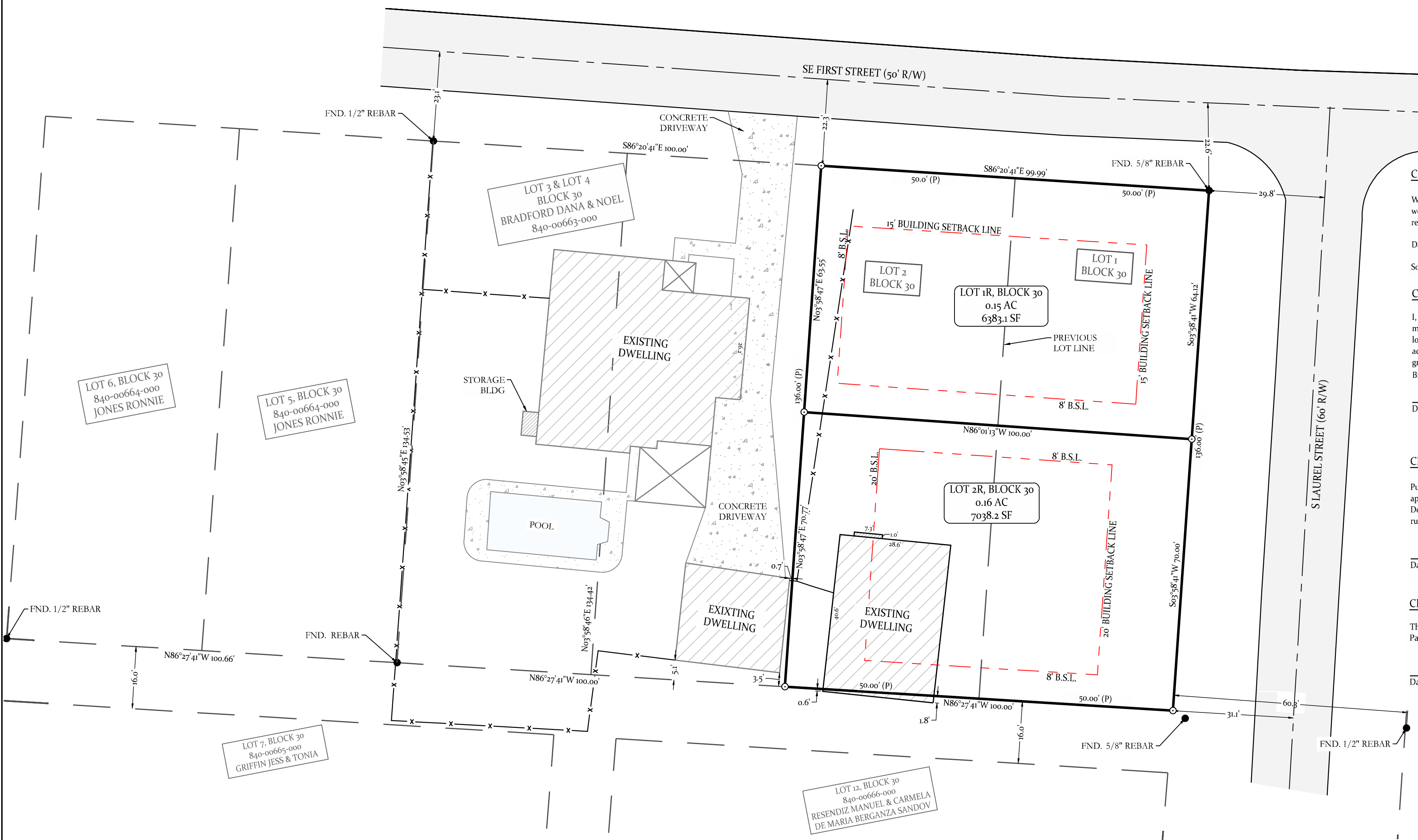
LEGEND:

-  NEW CMU Stacked Piers_Match Existing Style of Construction (3 LOCATIONS)
-  NEW TIE DOWN SCREW ANCHRS_TENSION CAPACITY = 2200 LBS (16 TOTAL)

Recommended New Piers and Tie Down Anchor PLAN

05-11-2026

S1



CERTIFICATE OF OWNER

We, the undersigned, owners of the real estate shown and described herein do hereby certify that we have caused to be laid off, platted and subdivided, and to hereby lay off, plat and subdivide said real estate in accordance with the plat.

Date of Execution _____ Name: _____

Source of Title: DEED 2025-011631

CERTIFICATE OF FINAL SURVEYING ACCURACY

I, William Corbitt Shoffner, hereby certify that this plat correctly represents a survey and a plan made by me or under my supervision; that all monuments shown hereon actually exist and their location, size, type and material are correctly shown; and that all interior lot lines have been adjusted to "as built conditions" and are accurately described on the plat and identified on the ground in terms of length and direction of the property sides as required in accord with the City of Bryant Subdivision Regulations Ordinance.

Date of Execution _____
 William Corbitt Shoffner
 Professional Surveyor, No. 1664
 Arkansas

CERTIFICATE OF FINAL PLAT APPROVAL

Pursuant to the City of Bryant Subdivision Rules and Regulations, this document was given approval by the Bryant Planning Commission at a meeting held _____, 20____. All Documents are hereby accepted, and this certificate is hereby executed under the authority of said rules and regulations.

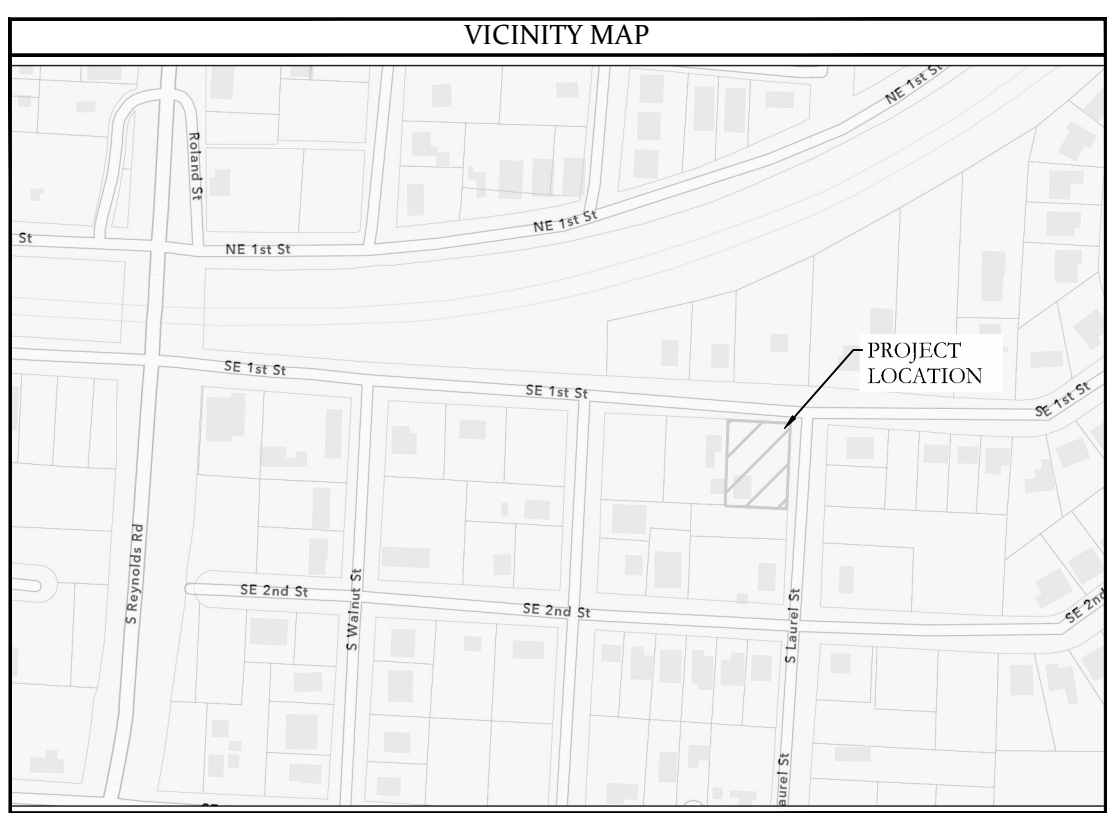
Date of Execution _____
 Lance Penfield
 Bryant Planning Commission Chairperson

CERTIFICATE OF RECORDING

This document, number _____ filed for record _____, _____, in Plat Book _____, Page _____.

Date of Execution _____ Clerk _____

FLOOD ZONE INFORMATION
 NO PORTION OF THE PROPERTY DESCRIBED HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA, ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP LISTED BELOW:
 PANEL # 05125C0380E, DATED: 06/05/2020



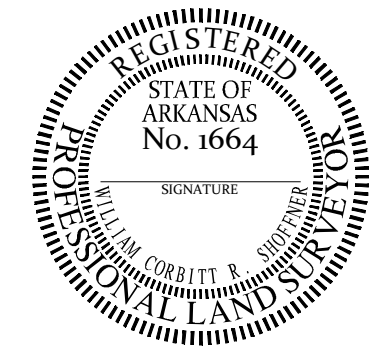
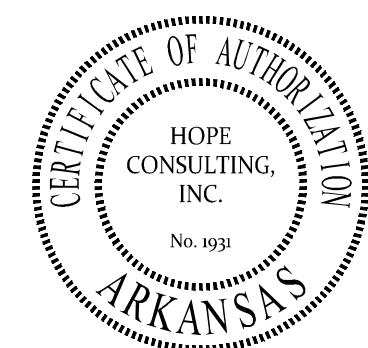
RECORD PROPERTY DESCRIPTION
 SALINE COUNTY INSTRUMENT 2025-011631
 LOTS 1, 2, 3 AND 4 OF BLOCK 30 OF THE TOWN, NOW CITY OF BRYANT, ARKANSAS.

SURVEY DETAILS AND NOTES
 OWNER OF RECORD: GMP PROPERTIES & CONSTRUCTION INC
 PHYSICAL ADDRESS: 312 SE FIRST ST, BRYANT, AR 72022
 COUNTY PARCEL TAX ID: 840-00662-000

ALL DIMENSIONS LISTED ARE AS MEASURED BY THIS SURVEYOR UNLESS OTHERWISE NOTED. FOR RECORD DIMENSIONS SEE DOCUMENTS OF RECORD.

OWNERSHIP INFORMATION, IF SHOWN, IS LISTED AS PUBLISHED BY THE LOCAL COUNTY TAX ASSESSOR AND IS LISTED FOR REFERENCE ONLY. NO STATEMENTS OF OWNERSHIP, RIGHTS, OR INTERESTS ARE MADE.

THIS SURVEY IS BASED ON PUBLIC RECORDS AND/OR TITLE INVESTIGATIONS FURNISHED BY THIRD PARTIES. NO INDEPENDENT SEARCH OR INVESTIGATION HAS BEEN MADE BY THIS FIRM FOR ANY RECORDS, PUBLIC OR PRIVATE. LISTED REFERENCE DOCUMENTS HEREON WERE USED AND CONSIDERED AS A PART OF THIS SURVEY; HOWEVER OTHER RECORDS, IF ANY, COULD FURTHER AFFECT THIS SURVEY. NO STATEMENT OR GUARANTEES OF OWNERSHIP, RIGHTS, OR OTHER INTERESTS ARE MADE BY THIS SURVEY PLAT.



LEGEND

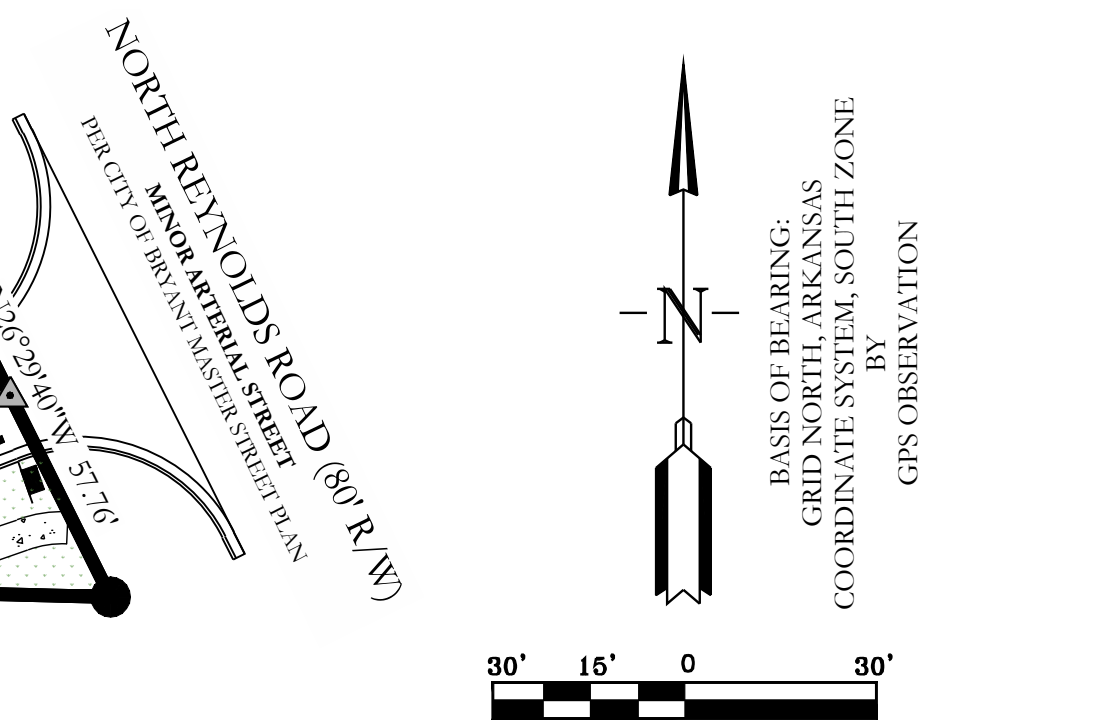
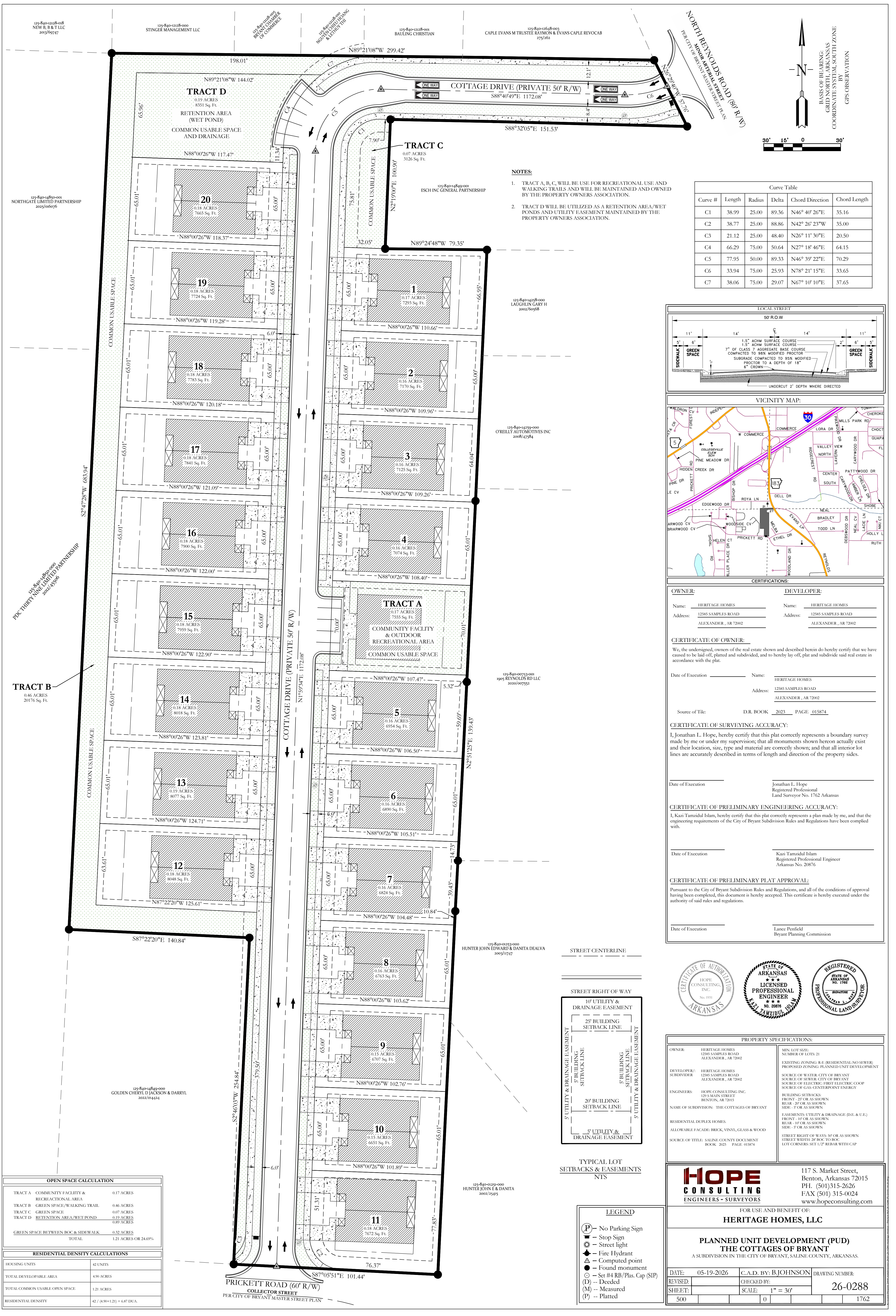
●	Found Monument
○	Set 1/2" Rebar #1664
△	Computed Point Location
(M)	Measured by Surveyor
(R/D/P)	Record/Deed/Plat Measurements
---	Building Setback Line Restriction
---	Utility/Drainage Easement
---	Property Boundary Line
---	Fence Lines
---	Centerlines
---	Parcel Lines/Misc Lines

HOPE CONSULTING
 ENGINEERS - SURVEYORS
 129 North Main Street
 Benton, Arkansas 72015
 Office: (501) 315-2626 | Fax: (501) 315-0024
 www.HopeConsulting.com

LOT 1R & 2R, BLOCK 30,
 A REPLAT OF OF LOTS 1 & 2,
 BLOCK 30, ORIGINAL TOWN
 OF BRYANT, SALINE COUNTY,
 ARKANSAS

FOR USE AND BENEFIT OF:
 GMP PROPERTIES, LLC.
 206 SE FIRST STREET, BRYANT, ARKANSAS, 72022

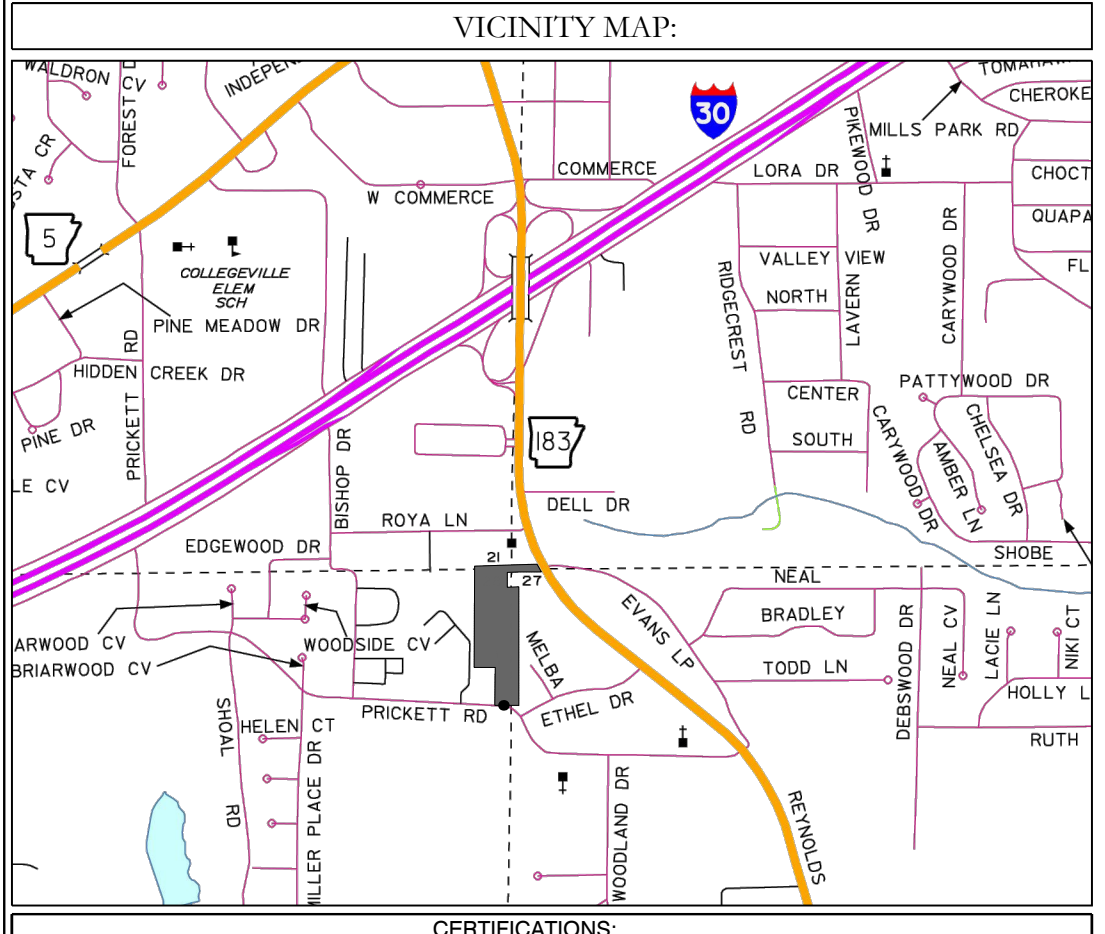
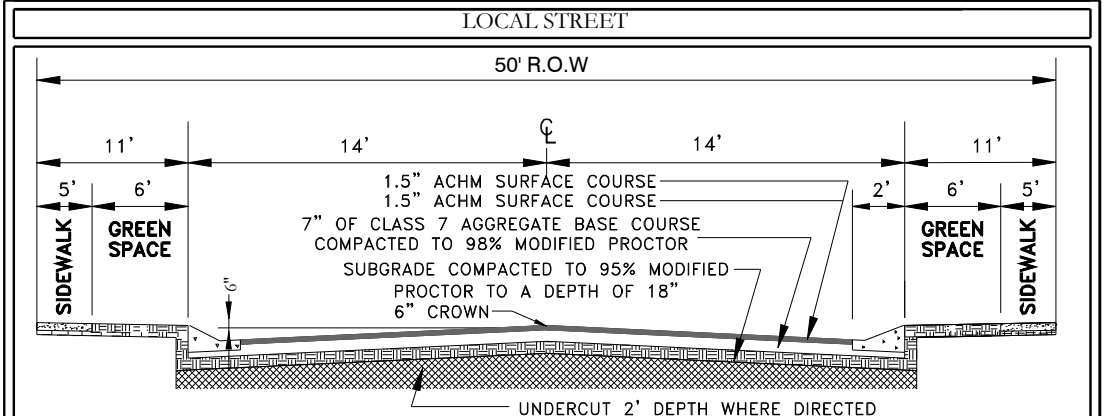
DATE: 05/14/2026	CAD BY: NCD OV	PROJECT NUMBER:
REVISED:	CHECKED BY:	26-0147
SHEET: 1 OF 1	SCALE: 1" = 20'	
AR STATE LAND SURVEY FILING CODE: 500 - 01S - 14W - 0 - 34 - 130 - 62 - 1664		



Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	38.99	25.00	89.36	N46° 40' 26" E	35.16
C2	38.77	25.00	88.86	N42° 26' 23" W	35.00
C3	21.12	25.00	48.40	N26° 11' 30" E	20.50
C4	66.29	75.00	50.64	N27° 18' 46" E	64.15
C5	77.95	50.00	89.33	N46° 39' 22" E	70.29
C6	33.94	75.00	25.93	N78° 21' 15" E	33.65
C7	38.06	75.00	29.07	N67° 10' 10" E	37.65

- NOTES:**
- TRACT A, B, C, WILL BE USED FOR RECREATIONAL USE AND WALKING TRAILS AND WILL BE MAINTAINED AND OWNED BY THE PROPERTY OWNERS ASSOCIATION.
 - TRACT D WILL BE UTILIZED AS A RETENTION AREA/WET PONDS AND UTILITY EASEMENT MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.



CERTIFICATIONS:

OWNER:	DEVELOPER:
Name: HERITAGE HOMES Address: 12585 SAMPLES ROAD, ALEXANDER, AR 72002	Name: HERITAGE HOMES Address: 12585 SAMPLES ROAD, ALEXANDER, AR 72002

CERTIFICATE OF OWNER:

We, the undersigned, owners of the real estate shown and described herein do hereby certify that we have caused to be laid off, platted and subdivided, and to hereby lay off, plat and subdivide said real estate in accordance with the plat.

Date of Execution: _____ Name: HERITAGE HOMES
Address: 12585 SAMPLES ROAD, ALEXANDER, AR 72002

Source of Title: D.R. BOOK 2023 PAGE 015874

CERTIFICATE OF SURVEYING ACCURACY:

I, Jonathan L. Hope, hereby certify that this plat correctly represents a boundary survey made by me or under my supervision; that all monuments shown hereon actually exist and their location, size, type and material are correctly shown; and that all interior lot lines are accurately described in terms of length and direction of the property sides.

Date of Execution: _____ Jonathan L. Hope
Registered Professional Land Surveyor No. 1762 Arkansas

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY:

I, Kazi Tamuzidul Islam, hereby certify that this plat correctly represents a plan made by me, and that the engineering requirements of the City of Bryant Subdivision Rules and Regulations have been complied with.

Date of Execution: _____ Kazi Tamuzidul Islam
Registered Professional Engineer
Arkansas No. 20876

CERTIFICATE OF PRELIMINARY PLAT APPROVAL:

Pursuant to the City of Bryant Subdivision Rules and Regulations, and all of the conditions of approval having been completed, this document is hereby accepted. This certificate is hereby executed under the authority of said rules and regulations.

Date of Execution: _____ Lance Penfield
Bryant Planning Commission



PROPERTY SPECIFICATIONS:

OWNER: HERITAGE HOMES 12585 SAMPLES ROAD ALEXANDER, AR 72002	MIN. LOT SIZE: NUMBER OF LOTS: 21
DEVELOPER/SUBDIVIDER: HERITAGE HOMES 12585 SAMPLES ROAD ALEXANDER, AR 72002	EXISTING ZONING: R-E (RESIDENTIAL-NO SEWER) PROPOSED ZONING: PLANNED UNIT DEVELOPMENT
ENGINEERS: HOPE CONSULTING, INC. 129 S. MAIN STREET BENTON, AR 72015	SOURCE OF WATER: CITY OF BRYANT SOURCE OF SEWER: CITY OF BRYANT SOURCE OF ELECTRIC: FIRST ELECTRIC COOP SOURCE OF GAS: CENTERPOINT ENERGY
NAME OF SUBDIVISION: THE COTTAGES OF BRYANT	BUILDING SETBACKS: FRONT - 25' OR AS SHOWN REAR - 20' OR AS SHOWN SIDE - 5' OR AS SHOWN
RESIDENTIAL DUPLEX HOMES.	EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.) FRONT - 10' OR AS SHOWN REAR - 10' OR AS SHOWN SIDE - 5' OR AS SHOWN
ALLOWABLE FACADE: BRICK, VINYL, GLASS & WOOD	STREET RIGHT OF WAY: 50' OR AS SHOWN STREET WIDTH: 28' 00" TO 30' LOT CORNERS SET 1/2" REBAR WITH CAP
SOURCE OF TITLE: SALINE COUNTY DOCUMENT BOOK 2023 PAGE 015874	

HOPE CONSULTING ENGINEERS - SURVEYORS

117 S. Market Street, Benton, Arkansas 72015
PH: (501) 315-2626
FAX: (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF:
HERITAGE HOMES, LLC

PLANNED UNIT DEVELOPMENT (PUD)
THE COTTAGES OF BRYANT
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

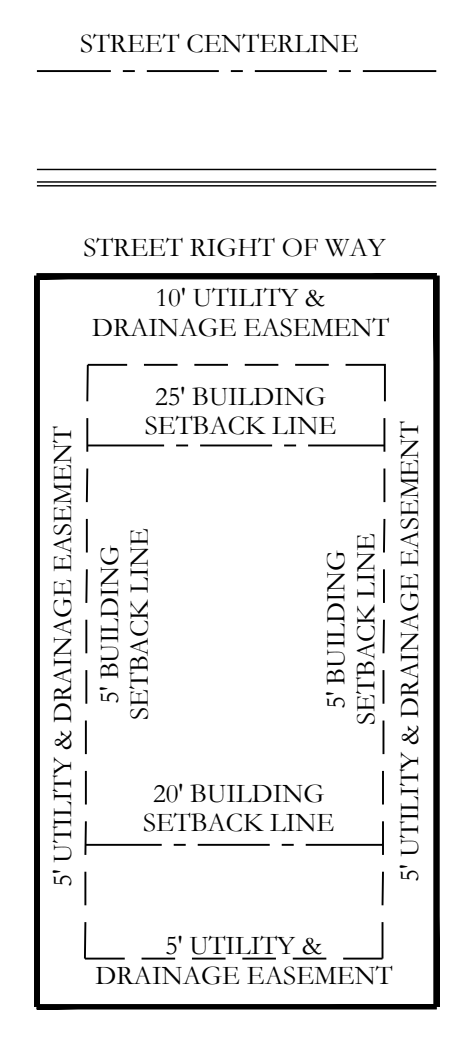
DATE:	C.A.D. BY:	DRAWING NUMBER:
05-19-2026	B. JOHNSON	26-0288
REVISION:	CHECKED BY:	SCALE: 1" = 30'
SHEET: 500		1762

OPEN SPACE CALCULATION

TRACT A - COMMUNITY FACILITY & RECREATIONAL AREA	0.17 ACRES
TRACT B - GREEN SPACE/WALKING TRAIL	0.46 ACRES
TRACT C - GREEN SPACE	0.07 ACRES
TRACT D - RETENTION AREA/WET POND	0.19 ACRES
GREEN SPACE BETWEEN ROC & SIDEWALK	0.32 ACRES
TOTAL	1.21 ACRES OR 24.60%

RESIDENTIAL DENSITY CALCULATIONS

HOUSING UNITS	42 UNITS
TOTAL DEVELOPABLE AREA	4.90 ACRES
TOTAL COMMON USABLE OPEN SPACE	1.21 ACRES
RESIDENTIAL DENSITY	42 / (4.90 + 1.21) = 6.87 DUA



- LEGEND**
- (P) - No Parking Sign
 - ⊘ - Stop Sign
 - ⊙ - Street Light
 - ⊕ - Fire Hydrant
 - ⊙ - Computed point
 - ⊙ - Found monument
 - (D) - Deeded
 - (M) - Measured
 - (P) - Platted

May 19, 2026

Colton Leonard
City of Bryant
210 S.W. 3rd Street
Bryant, Arkansas 72022

RE: Hill Valley: Planned Unit Development

Colton,

I am writing to propose Hill Valley, a vibrant new neighborhood within our community that promises to enhance the quality of life for its residents and contribute positively to the overall appeal of Bryant. This project will be proposed as a Planned Unit Development.

This 18.8-acre property on Highway 5, will consist of 79 lot residential neighborhood. This development includes green spaces for walking trails weaving through property, providing residents with opportunities for exercise and leisurely strolls.

We look forward to discussing this Planned Unit Development with you further and working collaboratively to bring this exciting project to fruition for the benefit of all Bryant residents.

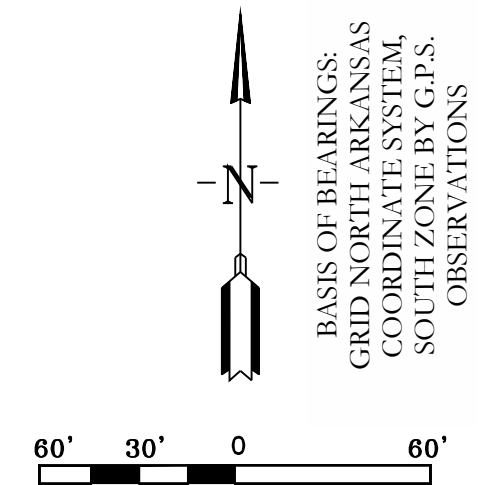
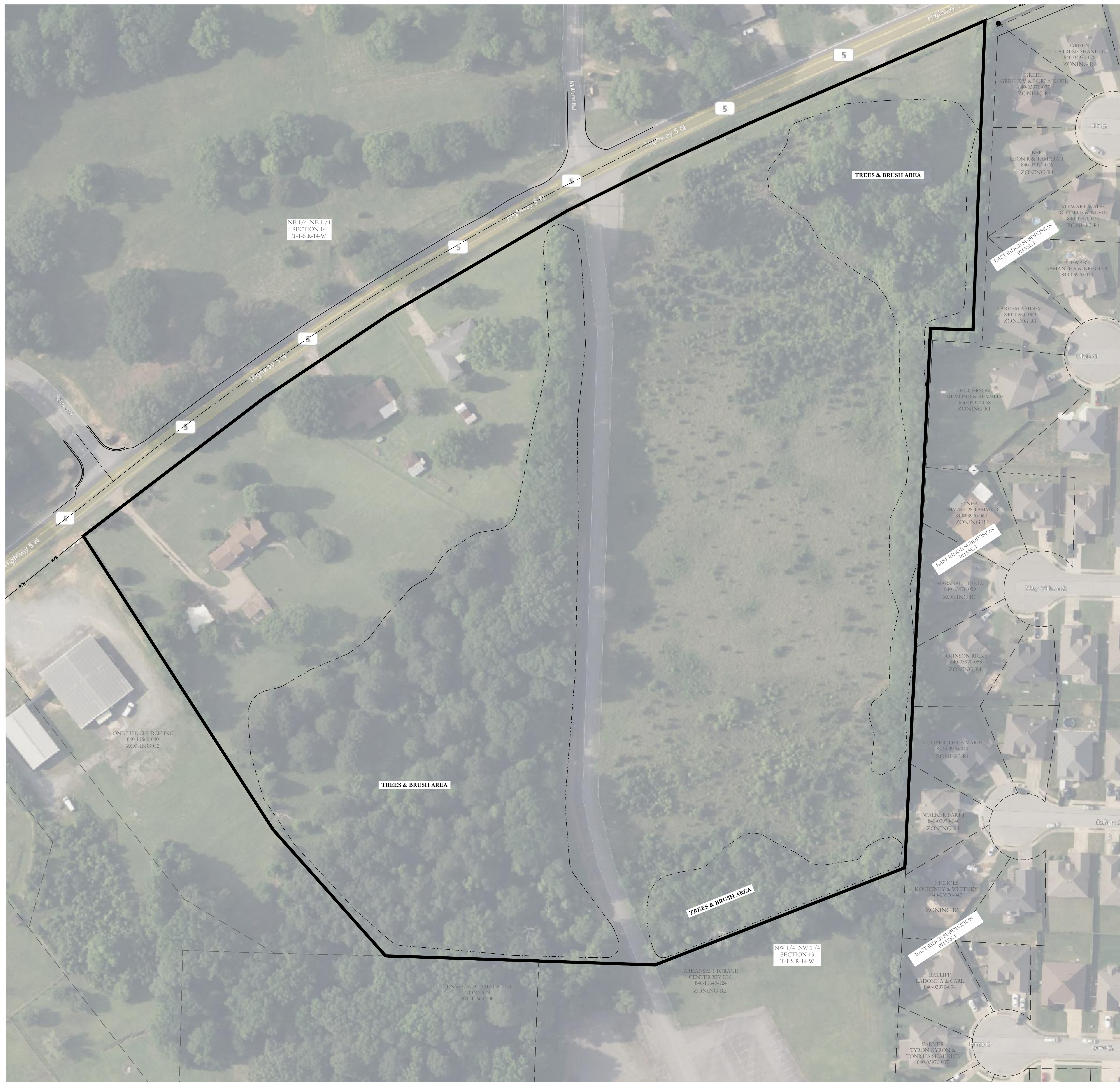
We would like this to be included in the June 8th Planning Commission meeting at 6 p.m.

Please contact me at (501) 860-0467 if you have any questions.

Sincerely,



Jonathan Hope



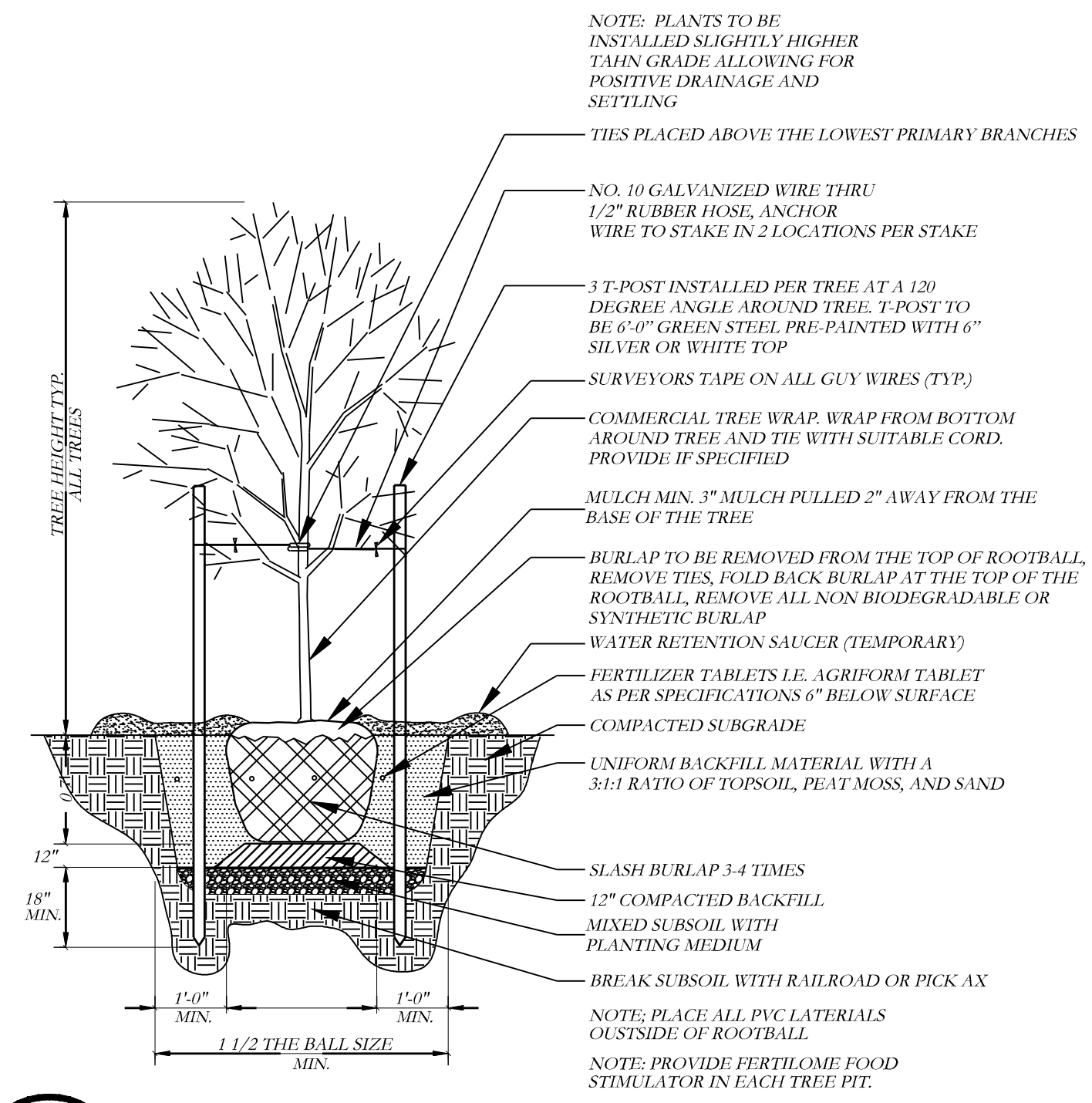
BASIS OF BEARINGS:
 GRID NORTH ARKANSAS
 COORDINATE SYSTEM
 SURVEY OBSERVATIONS

		129 N. Main Street, Benton, Arkansas 72015 PH. (501)315-2626 FAX (501) 315-0024 www.hopeconsulting.com	
FOR USE AND BENEFIT OF: FINLEY & COMPANY			
PLANNED UNIT DEVELOPMENT (PUD) EXISTING VEGETATION HILL VALLEY ESTATES <small>A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.</small>			
DATE:	05/22/2024	C.A.D. BY:	BJOHNSON
REVISED:		CHECKED BY:	
SHEET:		SCALE:	1" = 60'
500	01S	14W	0 14 110 62 1762

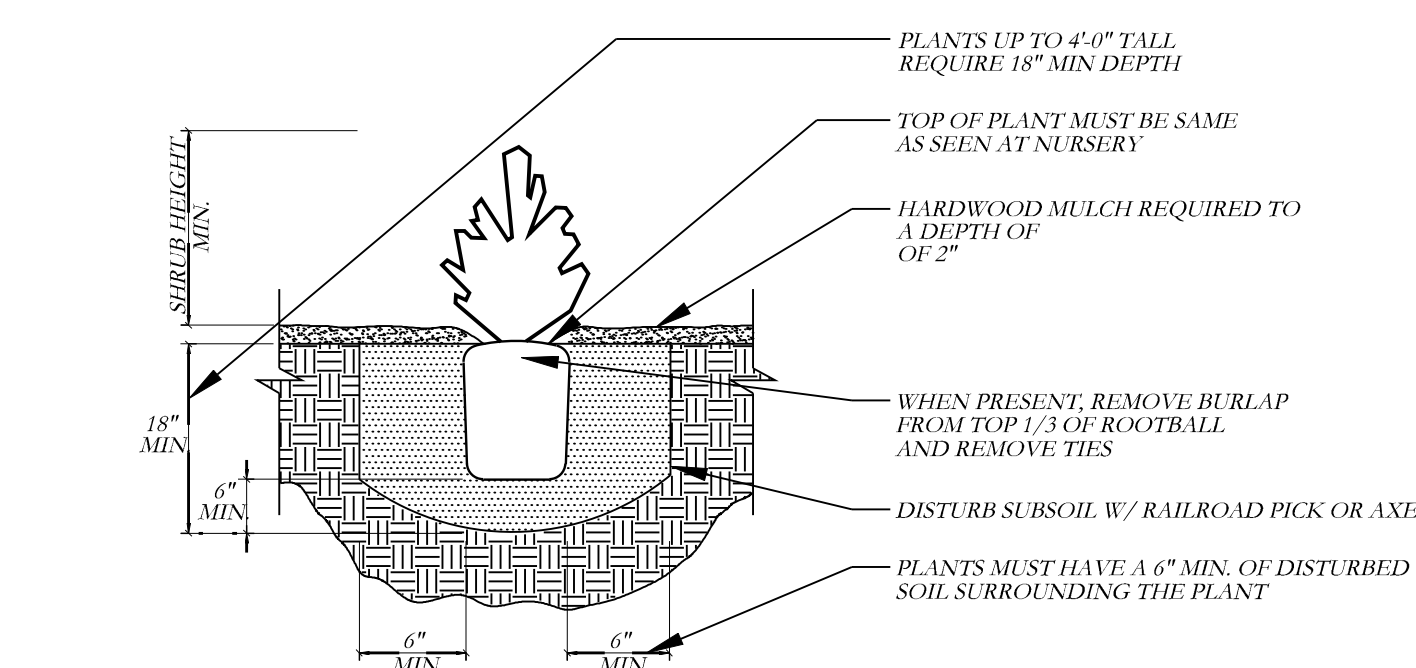
HOPE CONSULTING 2024/05/22 10:00 AM 14W 01S 500

TREE TYPES	TREE SPECIES	QUANTITIES	HEIGHT AT MATURITY	CALIPER
SHRUBS	DWARF YALPON HOLLY	36	3'-5'	Wide 3'-6"
EVERGREEN TREE	TAYLOR JUNIPER	68	15'	>2"

LANDSCAPE LEGEND				
COMMON NAME:	BOTANICAL NAME:	HEIGHT AT MATURITY:	QTY:	
SHRUBS	GLOSSY ABELIA/ ABELIA X GRANDIFLORA	6'-0"	REFER TO PLAN	
EVERGREEN TREES	CHOOSE FROM LIST OF SPECIES INCLUDED IN THE CITY OF BRYANT LANDSCAPING CODE			
SOD (INCLUDES MULCH BEDS)	BERMUDA			



1 TREE PLANTING DETAIL
No. SCALE



2 SHRUB PLANTING DETAIL
NTS

GENERAL NOTES
 QUANTITIES SHOWN ARE FOR CONVENIENCE ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING THEIR OWN COUNT.
 ALL SHRUBS AND TREES SHALL RECEIVE PLANTING BACKFILL OF 2/3 TOPSOIL AND 1/3 COMPOST BY VOLUME AND 2 LBS OF 14-14-14 TIMED-RELEASE FERTILIZER PER CUBIC YARD OF BACKFILL.
 ALL BEDS INSIDE LAWN AREAS TO BE EDGED WITH 4" PAINTED STEEL EDGING.
 TOPSOIL SHALL BE ADDED AS NEEDED TO CREATE A SMOOTH FINISH GRADE ON PLANTING AND SODDED AREAS.
 ALL TREES AND SHRUBS SHALL BE THOROUGHLY WATERED IMMEDIATELY AFTER PLANTING.
 ALL NON-PAVED AREAS NOT SHOWN AS PLANTING BEDS SHALL BE SODDED WITH SOLID TIFWAY 419 BERMUDA SOD. CONTRACTOR SHALL CALCULATE ALL SODDED AREAS.
 NO TREES MAY BE PLANTED WITHIN 5' OF PUBLIC UTILITIES. MAINTAIN 5' SEPARATION BETWEEN TREES AND ANY EXISTING / PROPOSED UTILITY MAINS.

MAINTENANCE OF LANDSCAPING
 THE OWNER, TENANT, OR AGENT, IF ANY SHALL BE RESPONSIBLE FOR PROVIDING, PROTECTING AND MAINTAINING ALL LANDSCAPING IN HEALTHY GROWING CONDITIONS, REPLACING IT WHEN NECESSARY TO ENSURE CONTINUOUS CONFORMANCE WITH THESE GUIDELINES AND KEEPING IT FREE FROM REFUSE AND DEBRIS. MAINTENANCE SHALL INCLUDE THE REPLACEMENT OF ALL DEAD PLANT MATERIAL WITHIN THE GUARANTEED CONTRACT PERIOD.

HOPE CONSULTING ENGINEERS - SURVEYORS		129 N. Main Street, Benton, Arkansas 72015 PH. (501)315-2626 FAX (501) 315-0024 www.hopeconsulting.com	
FOR USE AND BENEFIT OF:			
FINLEY & COMPANY			
PLANNED UNIT DEVELOPMENT (PUD) LANDSCAPE PLAN HILL VALLEY ESTATES			
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.			
DATE:	05/20/2026	C.A.D. BY:	BJOHNSON
REVISED:		CHECKED BY:	
SHEET:		SCALE:	1" = 60'
500	01S	14W	0 14 110 62 1762



NOTE: PLANTS TO BE INSTALLED SLIGHTLY HIGHER THAN GRADE ALLOWING FOR POSITIVE DRAINAGE AND SETTLING

GRE LATRESE: 840-039 ZONING R1

GREEN GREG K V & LORI A NOEL 840-0370-077 ZONING R1

BEE LEON R & TAMARA T 840-0370-076 ZONING R1

STEWAI RONELLI 840-03 ZONING R1

STEW/ SAMANTHA & 840-0397 ZONING R1

KAREEM ABDIEMI 840-0370-069 ZONING R1

EGGIBSON DEMOND & REMELLE 840-0370-068 ZONING R1

ONEAL JIMMIE L & TAMMY R 840-0370-461 ZONING R1

MARSHALL TENIA 840-0370-059 ZONING R1

JOHNSON RICKY 840-0370-058 ZONING R1

KOOZER JOYCE MARIE 840-0370-049 ZONING R1

WALKER BART J 840-0370-048 ZONING R1

NICHOLS KOURTNEY & WHITNEY 840-0370-047 ZONING R1

RATHJF LADONNA & CARL 840-0370-038 ZONING R1

ARKANSAS STORAGE CENTER XIV LLC 840-11640-124 ZONING R2

TENNISON ALFRED A III & TONYA N. 840-11660-500

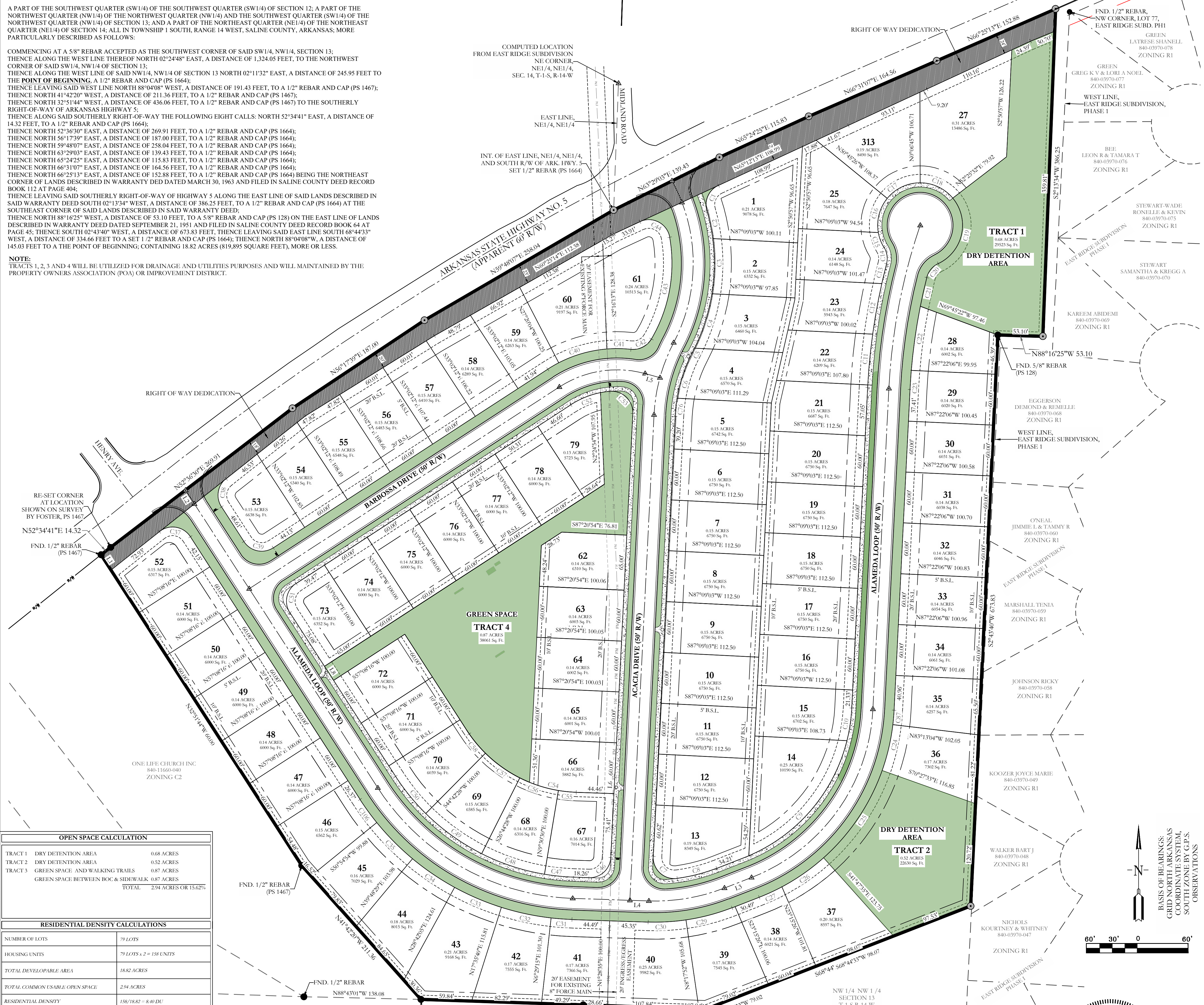
NW 1/4 NW 1/4 SECTION 13 T-1S R-14-W

PROPERTY DESCRIPTION:

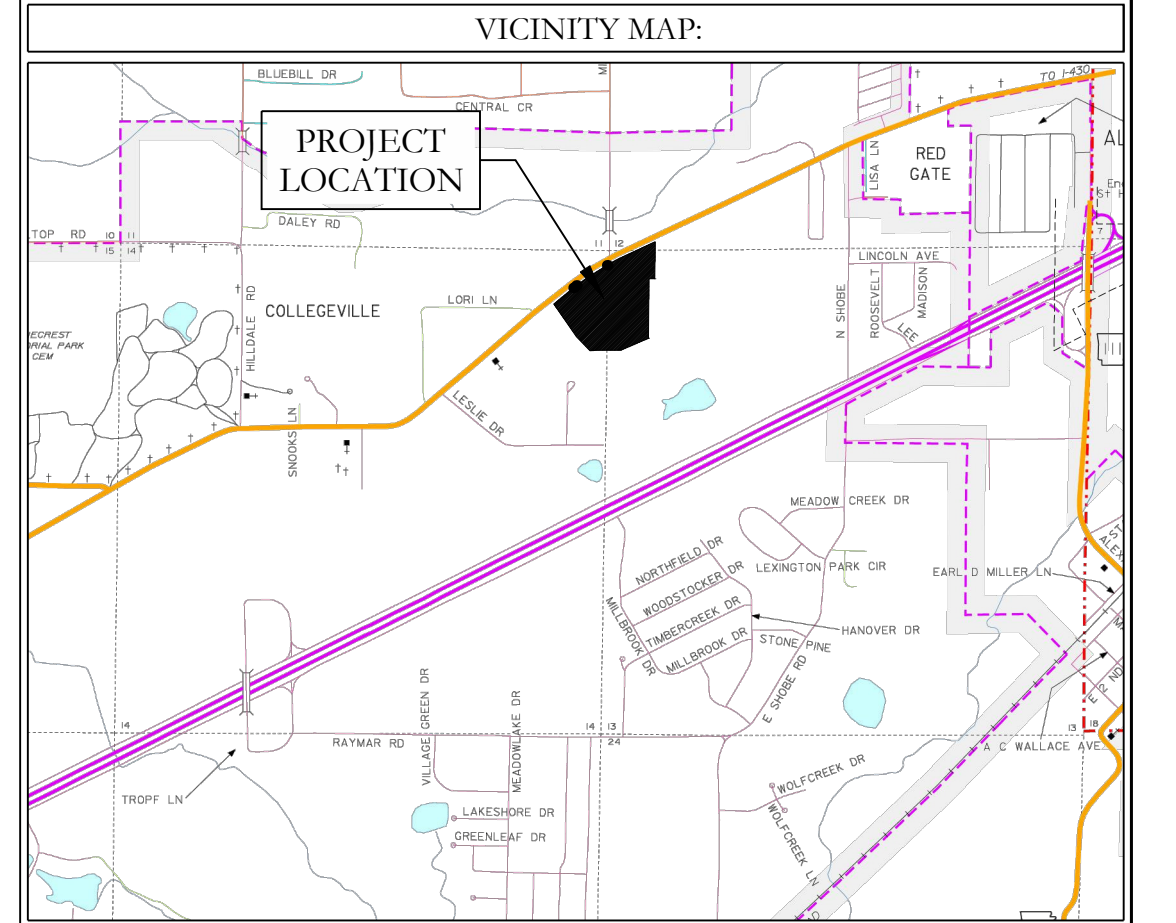
A PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 12; A PART OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) AND THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 13; AND A PART OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 14; ALL IN TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" REBAR ACCEPTED AS THE SOUTHWEST CORNER OF SAID SW1/4, NW1/4, SECTION 13; THENCE ALONG THE WEST LINE THEREOF NORTH 02°24'48" EAST, A DISTANCE OF 1,324.05 FEET, TO THE NORTHWEST CORNER OF SAID SW1/4, NW1/4 OF SECTION 13; THENCE ALONG THE WEST LINE OF SAID NW1/4, NW1/4 OF SECTION 13 NORTH 02°11'32" EAST, A DISTANCE OF 245.95 FEET TO THE POINT OF BEGINNING, A 1/2" REBAR AND CAP (PS 1664); THENCE LEAVING SAID WEST LINE NORTH 88°04'08" WEST, A DISTANCE OF 191.43 FEET, TO A 1/2" REBAR AND CAP (PS 1467); THENCE NORTH 41°42'20" WEST, A DISTANCE OF 211.36 FEET, TO A 1/2" REBAR AND CAP (PS 1467); THENCE NORTH 32°51'44" WEST, A DISTANCE OF 436.06 FEET, TO A 1/2" REBAR AND CAP (PS 1467) TO THE SOUTHERLY RIGHT-OF-WAY OF ARKANSAS HIGHWAY 5; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING EIGHT CALLS: NORTH 52°34'41" EAST, A DISTANCE OF 14.32 FEET, TO A 1/2" REBAR AND CAP (PS 1664); THENCE NORTH 52°36'30" EAST, A DISTANCE OF 269.91 FEET, TO A 1/2" REBAR AND CAP (PS 1664); THENCE NORTH 56°17'39" EAST, A DISTANCE OF 187.00 FEET, TO A 1/2" REBAR AND CAP (PS 1664); THENCE NORTH 59°48'07" EAST, A DISTANCE OF 258.04 FEET, TO A 1/2" REBAR AND CAP (PS 1664); THENCE NORTH 63°29'03" EAST, A DISTANCE OF 139.43 FEET, TO A 1/2" REBAR AND CAP (PS 1664); THENCE NORTH 65°24'25" EAST, A DISTANCE OF 115.83 FEET, TO A 1/2" REBAR AND CAP (PS 1664); THENCE NORTH 66°31'07" EAST, A DISTANCE OF 166.56 FEET, TO A 1/2" REBAR AND CAP (PS 1664); THENCE NORTH 66°25'13" EAST, A DISTANCE OF 152.88 FEET, TO A 1/2" REBAR AND CAP (PS 1664) BEING THE NORTHEAST CORNER OF LANDS DESCRIBED IN WARRANTY DEED DATED MARCH 30, 1963 AND FILED IN SALINE COUNTY DEED RECORD BOOK 112 AT PAGE 404; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY OF HIGHWAY 5 ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN SAID WARRANTY DEED SOUTH 02°13'34" WEST, A DISTANCE OF 386.25 FEET, TO A 1/2" REBAR AND CAP (PS 1664) AT THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN SAID WARRANTY DEED; THENCE NORTH 88°16'25" WEST, A DISTANCE OF 53.10 FEET, TO A 5/8" REBAR AND CAP (PS 128) ON THE EAST LINE OF LANDS DESCRIBED IN WARRANTY DEED DATED SEPTEMBER 21, 1951 AND FILED IN SALINE COUNTY DEED RECORD BOOK 64 AT PAGE 45; THENCE SOUTH 02°43'40" WEST, A DISTANCE OF 673.83 FEET, THENCE LEAVING SAID EAST LINE SOUTH 08°44'33" WEST, A DISTANCE OF 334.66 FEET TO A SET 1/2" REBAR AND CAP (PS 1664); THENCE NORTH 88°04'08" W, A DISTANCE OF 145.03 FEET TO A THE POINT OF BEGINNING; CONTAINING 18.82 ACRES (819,895 SQUARE FEET), MORE OR LESS.

NOTE: TRACTS 1, 2, 3 AND 4 WILL BE UTILIZED FOR DRAINAGE AND UTILITIES PURPOSES AND WILL MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION (POA) OR IMPROVEMENT DISTRICT.



Curve Table with columns: Curve #, Length, Radius, Delta, Chord Direction, Chord Length. Lists curves C1 through C30.



CERTIFICATIONS table with columns: OWNER, DEVELOPER, Name, Address. Lists Finley & Company as both owner and developer.

CERTIFICATE OF OWNER: We, the undersigned, owners of the real estate shown and described hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide said real estate in accordance with the within plat.

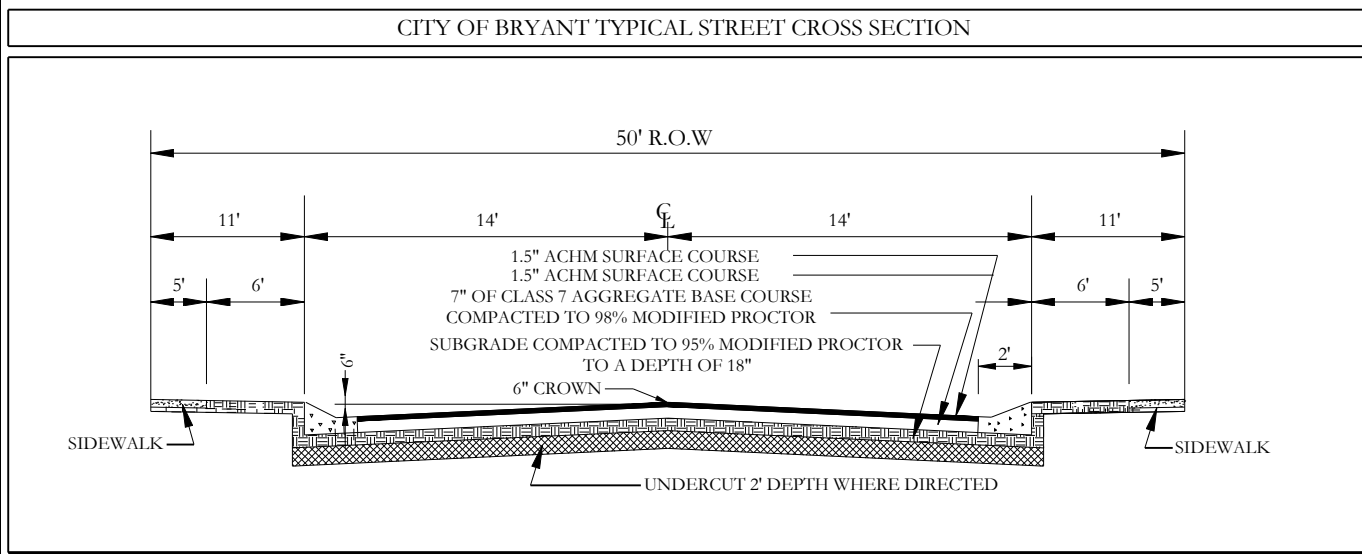
CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY: I, Corbit R. Shoffner, hereby certify that this proposed preliminary plat correctly represents a survey completed by me, or under my supervision on 05/11/2026; that the boundary lines shown herein correspond with the description in the deeds cited in the above Source Title; and that all monuments which were found or placed on the property are correctly described and located.

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY: I, Kazi Tamizdul Islam, hereby certify that this plan correctly represents a survey and a plan made by me or under my supervision; that all monuments shown herein actually exist and their location, size, type and material are correctly shown; and that all requirements of the City of Bryant Subdivision Rules and Regulations have been fully complied with.

CERTIFICATE OF PRELIMINARY PLAT APPROVAL: All requirements of the City of Bryant Subdivision Rules and Regulations relative to the preparation and submission of a Preliminary Plat having been fulfilled, approval of this plat is hereby granted, subject to further provisions of said Rules and Regulations.

OPEN SPACE CALCULATION table showing areas for Tract 1, Tract 2, Tract 3, and Tract 4, totaling 2.94 acres or 13,626 sq. ft.

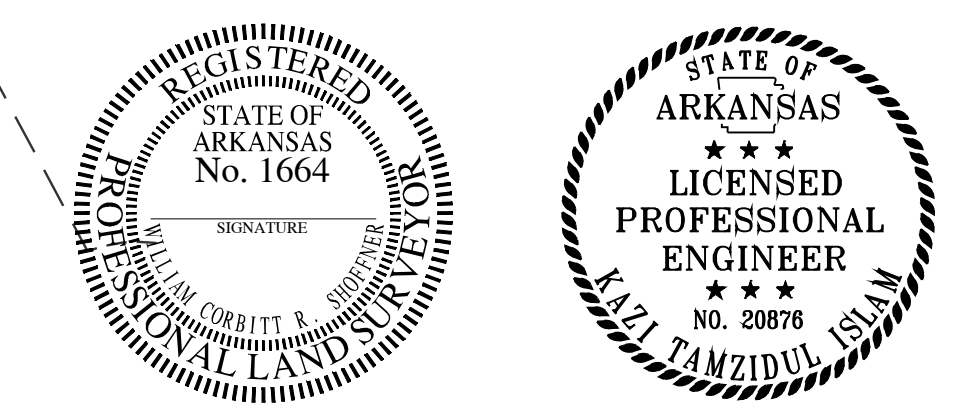
RESIDENTIAL DENSITY CALCULATIONS table showing 79 lots, 79 housing units, 1882 total developable area, and 138/1882 = 840 DU.



PLANNED UNIT DEVELOPMENT (PUD) HILL VALLEY ESTATES A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

Table listing adjacent property owners and their details, including names, addresses, and phone numbers.

Line Table with columns: L#, Length, Direction, L#, Length, Direction. Lists line segments L1 through L4.



By affixing my seal and signature, I, William Corbit R. Shoffner PLS No. 1762, hereby certify that this drawing correctly depicts a survey compiled under my supervision. NOTE: This survey was based on legal descriptions and title work furnished by others and does not represent a title search. No portion of the property described herein lies within the 100 year floodplain, according to the Federal Insurance Rate map, panel #0512503655, Dated: 06/05/2020.

HOPE CONSULTING logo and contact information: 129 N. Main Street, Benton, Arkansas 72015, PH: (501)315-2626, FAX: (501)315-0024, www.hopeconsulting.com. Includes a legend for symbols like No Parking Sign, Stop Sign, Street Light, Fire Hydrant, etc.

DATE, REVISED, SHEET, and DRAWING NUMBER table. Includes fields for Date (05/11/2026), Checked by (B. Johnson), and Drawing Number (24-0427).

Order Receipt

Saline Courier

1

321 N. Market St.
Benton, AR 72015

Phone: 501-315-8228

URL: <https://www.bentoncourier.com/>

Melanie Gentry
Hope Consulting, Inc (28)
129 N. Main Street
Benton, AR 72015

Acct #: 01119461
Phone: (501)315-2626
Date: 05/19/2026
Ad #: 00201153
Salesperson: SCL Ad Taker: SC5

Class: 101

Ad Notes:

Sort Line: NOTICE Notice is hereby given

Description	Amount
AVDT LEGAL AFFIDAVIT	4.50
28 Saline Courier 2026-05-21	41.60

Ad Text:

NOTICE

Notice is hereby given that a hearing will be held by the Planning Commission of the City of Benton, AR on the 8th day of June at 6:00 pm. This is located at the Boswell Municipal Complex at 210 SW Third Street, Bryant, AR. This will be for the petition of Stuart Finley for Rezone Approval from PUD to PUD.

25300 I-30 North, Bryant, AR 72022

LEGAL DESCRIPTION:

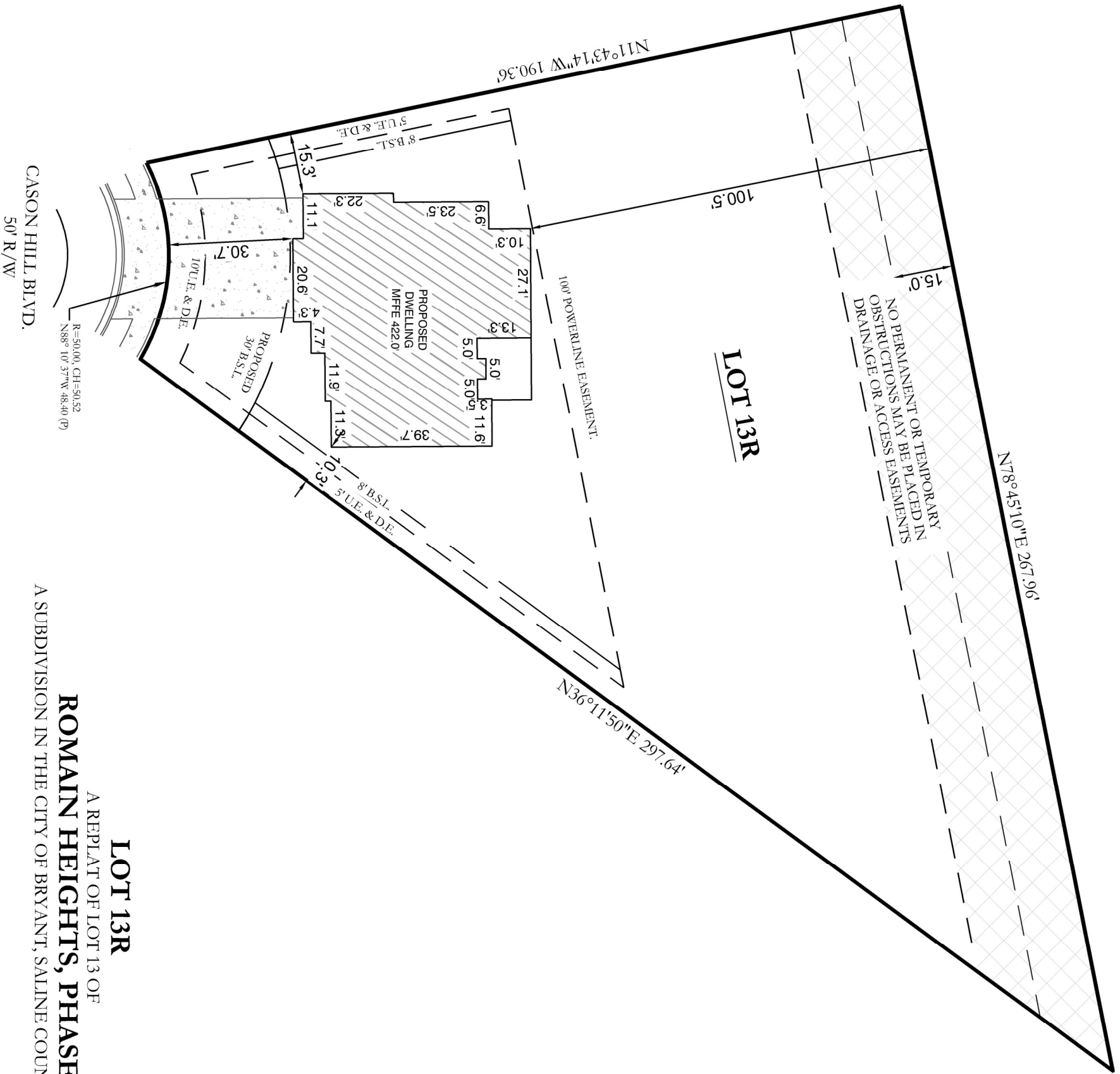
Parcel #'s 840-11660-020, 840-11660-010, 840-11660-000 and part of parcel #840-11640-124 in Section 14, Township 1 South, Range 14 West

Please contact Hope Consulting, Inc., 129 N. Main Street, City of

Payment Reference:

Total: 46.10
Tax: 0.00
Net: 46.10
Prepaid: 0.00

Total Due 46.10



CASON HILL BLVD.
50' R/W
R=50.00, CH=50.52
N88°10'37\"/>

LOT 13R
A REPLAT OF LOT 13 OF
ROMAIN HEIGHTS, PHASE 2
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

CERTIFICATE OF OWNER:
We, the undersigned, owners of the real estate shown and described herein do hereby certify that we have caused to be laid off, platted and subdivided, and to hereby lay off, plat and subdivide said real estate in accordance with the plat.

Date of Execution _____ Name: _____

Source of Title: _____ Deed # _____

CERTIFICATE OF FINAL SURVEYING ACCURACY:

I, William Corbit R. Shoffner, hereby certify that this plat correctly represents a survey and a plan made by me or under my supervision; that all monuments shown hereon actually exist and their location, size, type and material are correctly shown; and that all interior lot lines have been adjusted to "as built conditions" and are accurately described on the plat and identified on the ground in terms of length and direction of the property sides as required in accord with the City of Bryant Subdivision Rules and Regulations.

Date of Execution _____

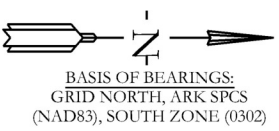
William Corbit R. Shoffner
Registered Professional
Land Surveyor No. 1664 Arkansas

CERTIFICATE OF FINAL PLAT APPROVAL:

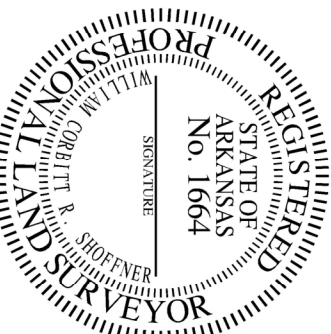
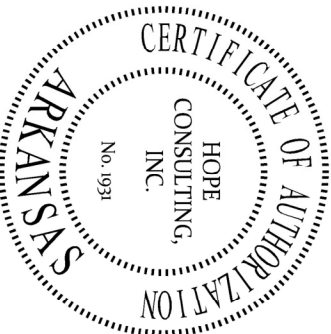
Pursuant to the City of Bryant Subdivision Rules and Regulations, and all of the conditions of approval having been completed, this document is hereby accepted. This certificate is hereby executed under the authority of said rules and regulations.

Date of Execution _____

Name
Benton Planning Director



BASIS OF BEARINGS:
GRID NORTH, ARK SPCS
(NAD83), SOUTH ZONE (0302)



117 S. Market Street,
Benton, Arkansas 72015
TEL (501) 315-2626
FAX (501) 315-0024
www.hopeconsulting.com

For the Exclusive Use and Benefit of:

Address _____ Date 05-21-26
500 _____ 0 _____ 1664

By affixing my seal and signature, I, Corbit Shoffner, PS No. 1664, hereby certify that this drawing correctly depicts a survey compiled under my supervision.
This survey is for the exclusive use and benefit of parties shown hereon. Use or duplication of this document by any other parties is prohibited and voids said document.
This survey was based on legal descriptions and title work furnished by others. No investigation or independent search has been made for easements of record, encumbrances, restrictive covenants, ownership title information, or any other facts which an accurate and current title search may disclose.

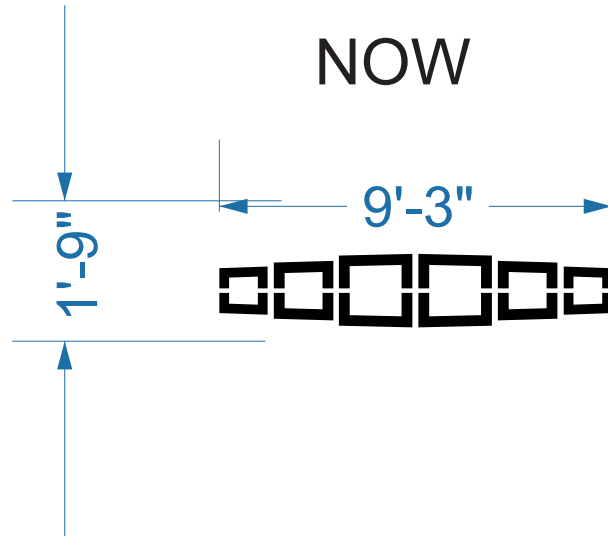
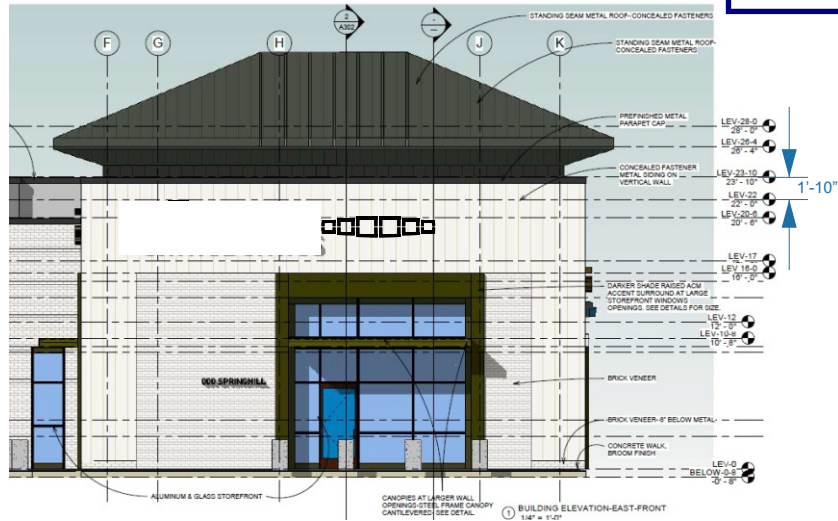
No portion of the property described hereon lies within the 100 year flood plain, according to the Flood Insurance Rate Map, panel # _____, dated: _____

LEGEND

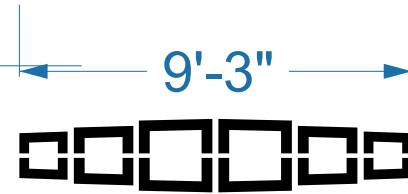
- ⊙ - Found Aliquot Corner
- - Found Monument
- ⊙ - Sect 1/2" Rebar w. Cap
- △ - Computed point
- (M) - Measured
- (P) - Platted
- x — - Fence

Drawn By: _____ Checked: _____

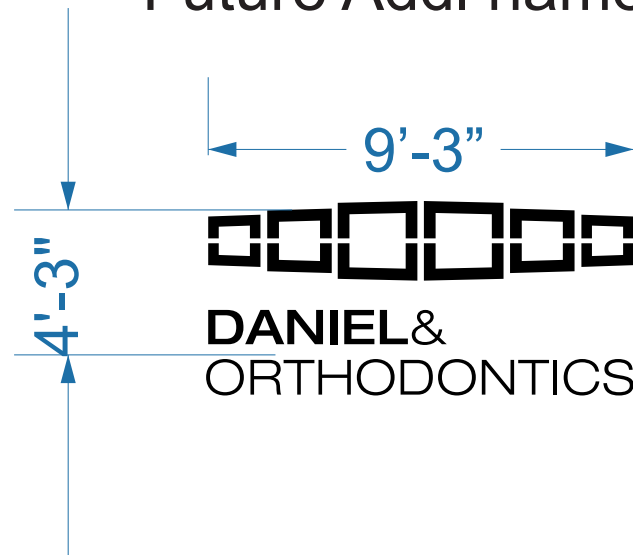
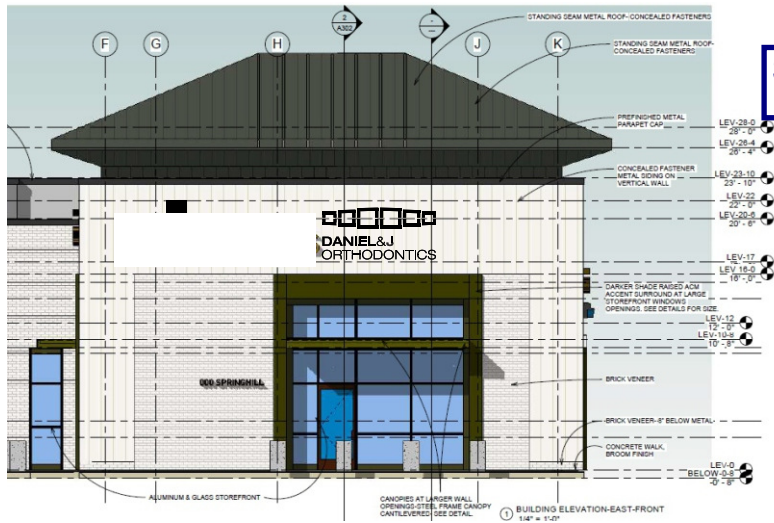
Sign "B"



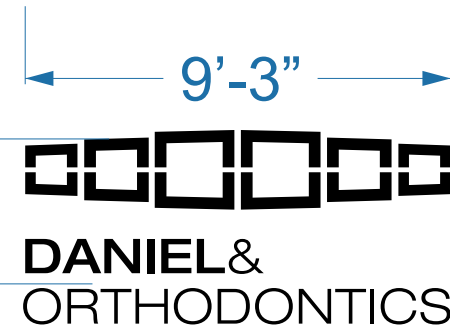
NOW



Sign "A"



Future Addl names



Use table below to enter information regarding each sign for approval. Please use each letter to reference each sign rendering in packet.

SIGN	Type (Façade, Pole, Monument, other)	Dimensions (Height, Length, Width)	Sqft (Measurement standards found on Pg.7 of Sign Code)	Façade Width (Linear Ft of building façade where wall sign is being installed)	Height	
					To Top	To Bottom
A	<i>Façade</i>	<i>4'-3" x 9'-3" x 2"</i>	<i>16 sqft.</i>	<i>29'</i>	<i>21'</i>	<i>19'</i>
B	<i>Façade</i>	<i>4'-3" x 9'-3" x 2"</i>	<i>16 sqft.</i>	<i>41'</i>	<i>21'</i>	<i>19'</i>
C						
D						
E						
F						