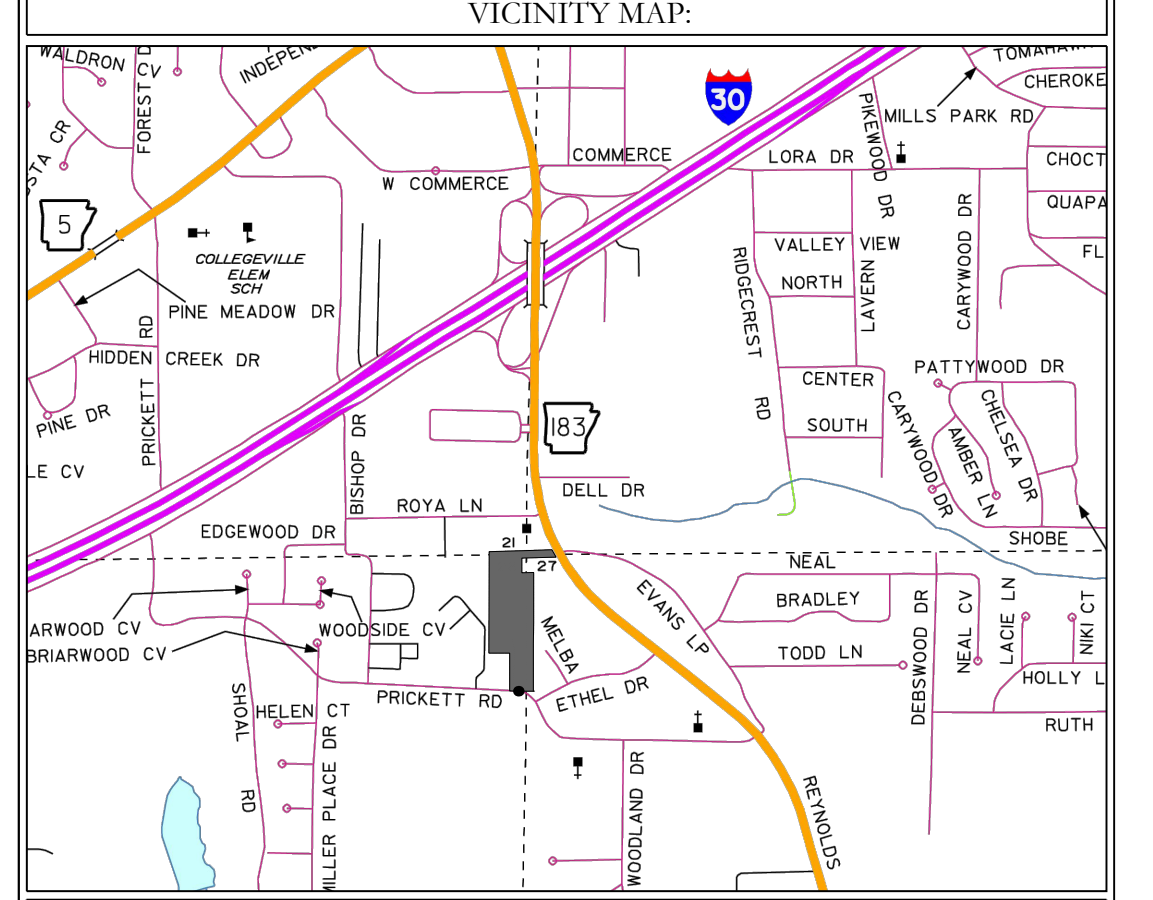
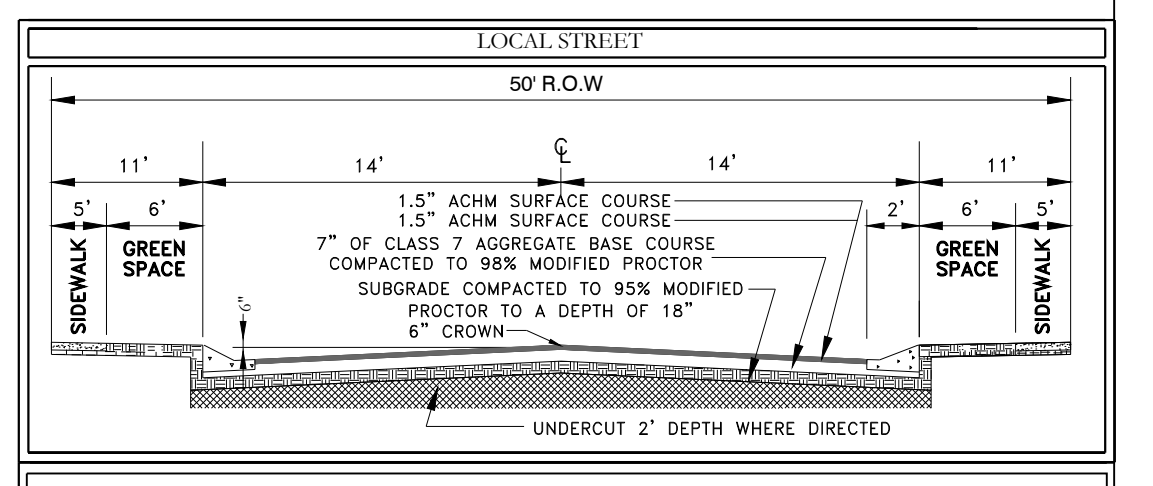


**NOTES:**

- 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.

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



**CERTIFICATIONS:**

OWNER:	DEVELOPER:
Name: HERITAGE HOMES	Name: HERITAGE HOMES
Address: 1285 SAMPLES ROAD, ALEXANDER, AR 72002	Address: 1285 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: 1285 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 Tamzidul 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 Tamzidul Islam  
Registered Professional Engineer Arkansas No. 219676

**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, 1285 SAMPLES ROAD, ALEXANDER, AR 72002	MIN. LOT SIZE: NUMBER OF LOTS: 21
DEVELOPER/SUBDIVIDER: HERITAGE HOMES, 1285 SAMPLES ROAD, ALEXANDER, AR 72002	EXISTING ZONING: R-1 (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' BOC TO BOC LOT CORNERS: SET 1/2" REBAR WITH CAP
SOURCE OF TITLE: SALINE COUNTY DOCUMENT BOOK 2023 PAGE 015874	

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.

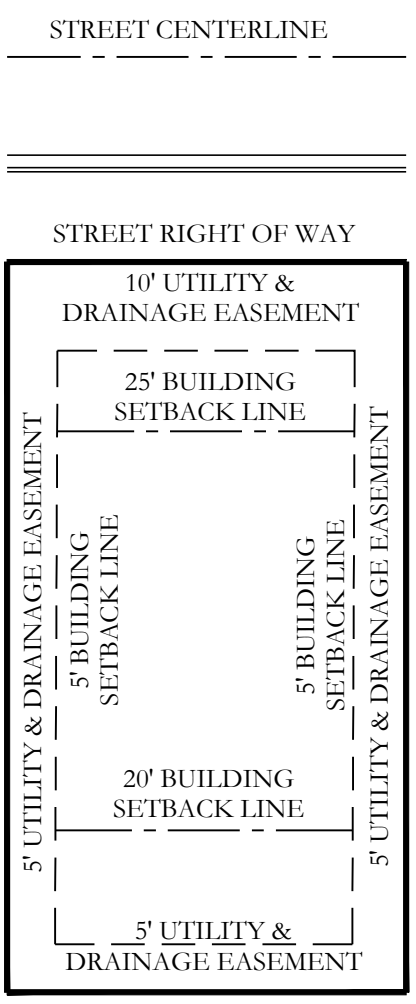
DATE: 05-04-2026	C.A.D. BY: BJOHNSON	DRAWING NUMBER:
REVISED:	CHECKED BY:	<b>26-0288</b>
SHEET:	SCALE: 1" = 30'	
500	0	1762

**OPEN SPACE CALCULATION**

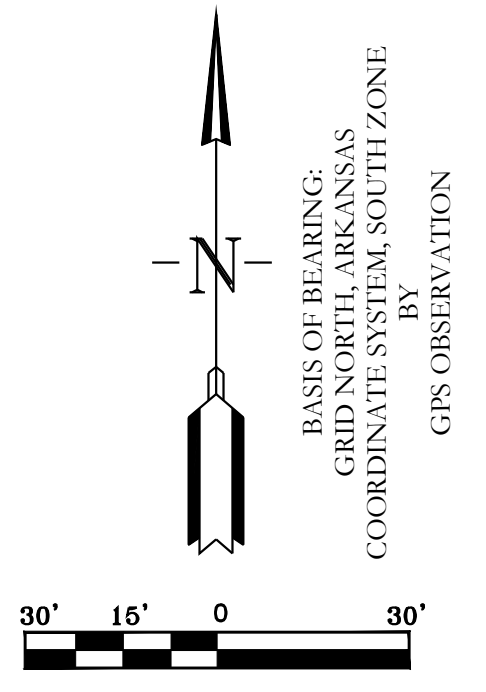
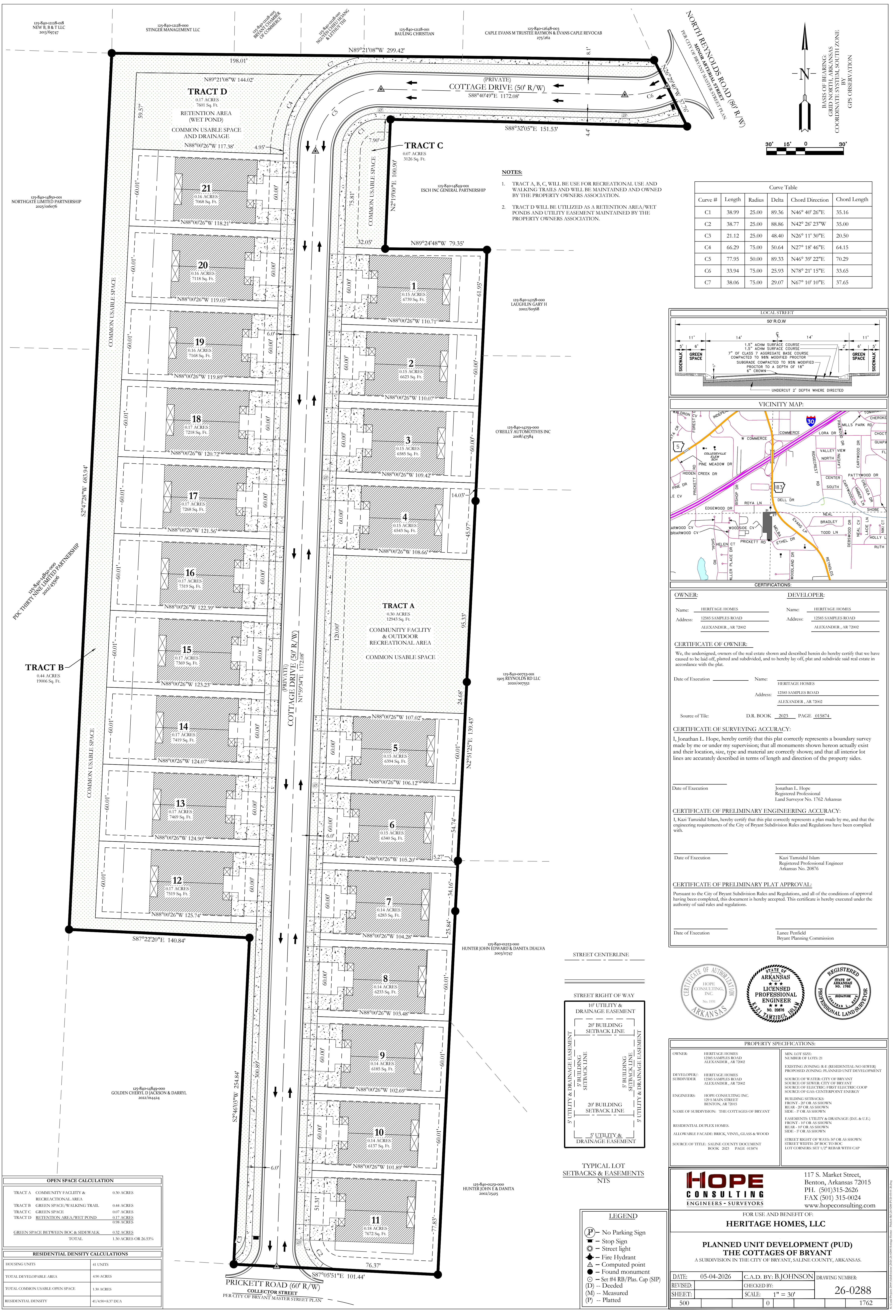
TRACT A COMMUNITY FACILITY & RECREATIONAL AREA	0.30 ACRES
TRACT B GREEN SPACE/WALKING TRAIL	0.44 ACRES
TRACT C GREEN SPACE	0.07 ACRES
TRACT D RETENTION AREA/WET POND	0.17 ACRES
GREEN SPACE BETWEEN BOC & SIDEWALK	0.32 ACRES
<b>TOTAL</b>	<b>1.30 ACRES OR 26.53%</b>

**RESIDENTIAL DENSITY CALCULATIONS**

HOUSING UNITS	41 UNITS
TOTAL DEVELOPABLE AREA	4.90 ACRES
TOTAL COMMON USABLE OPEN SPACE	1.30 ACRES
RESIDENTIAL DENSITY	41/4.90 = 8.37 DUA

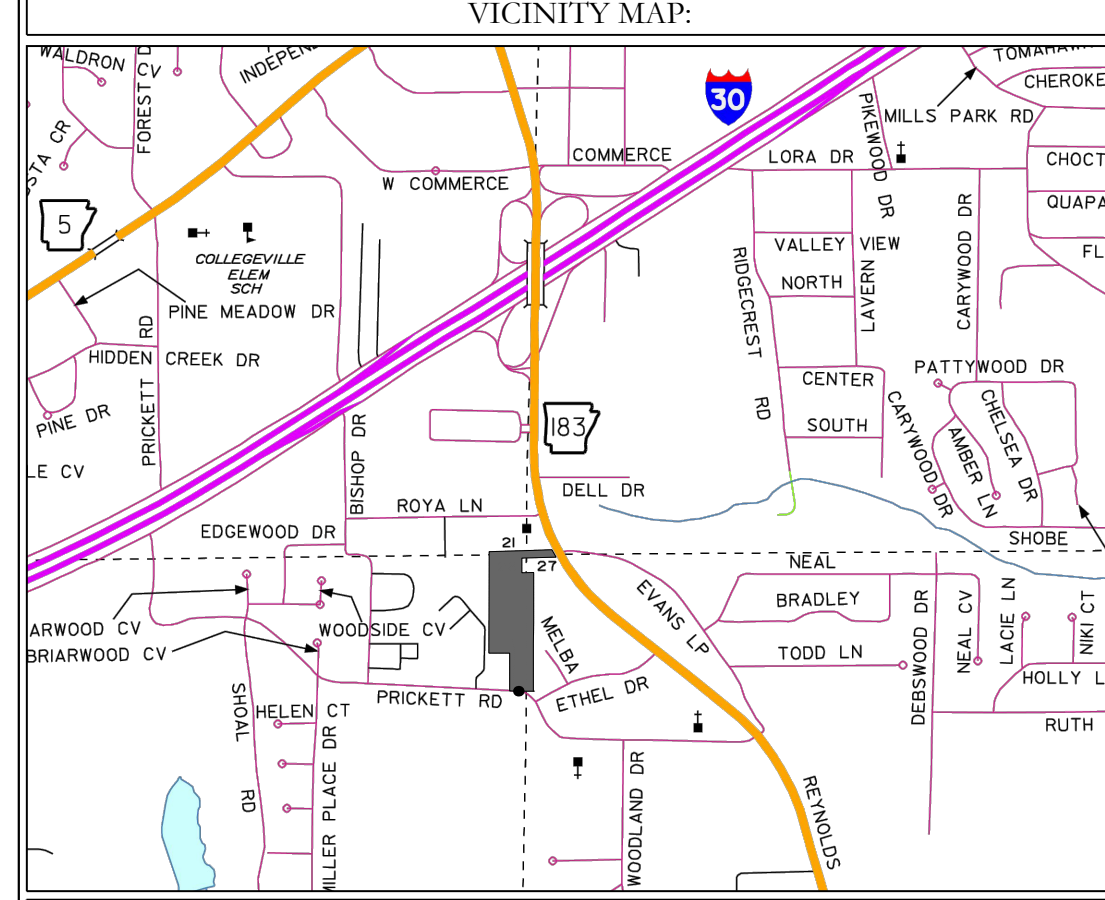
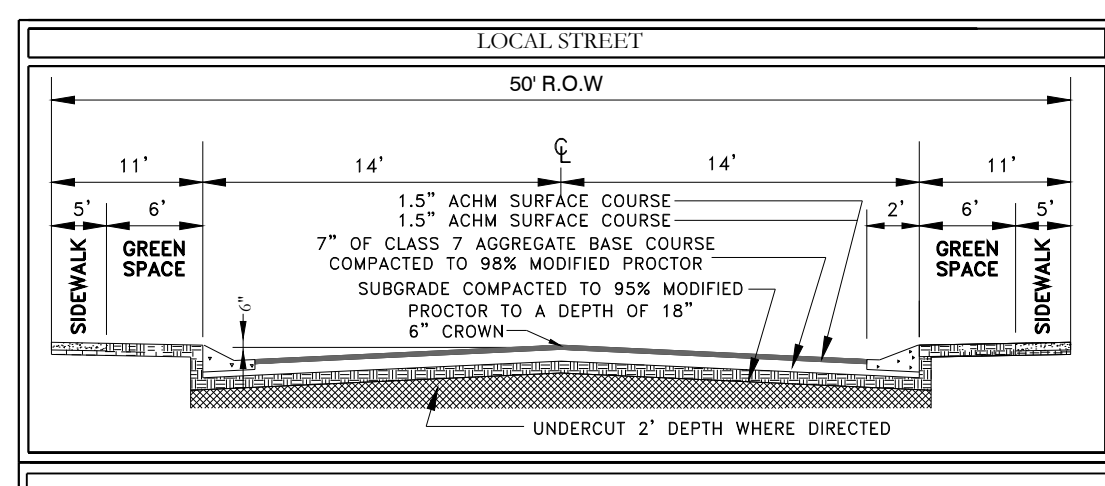


- LEGEND**
- (P) - No Parking Sign
  - (S) - Stop Sign
  - (H) - Street Light
  - (F) - Fire Hydrant
  - (C) - Computed point
  - (M) - Found monument
  - (D) - Decided
  - (M) - Measured
  - (P) - Platted



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

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Date of Execution \_\_\_\_\_ Jonathan L. Hope  
 Registered Professional Land Surveyor No. 1762 Arkansas

**CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY:**  
 I, Kazi Tamzidul 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 Tamzidul Islam  
 Registered Professional Engineer Arkansas No. 219676

**CERTIFICATE OF PRELIMINARY PLAT APPROVAL:**  
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Date of Execution \_\_\_\_\_ Lance Penfield  
 Bryant Planning Commission

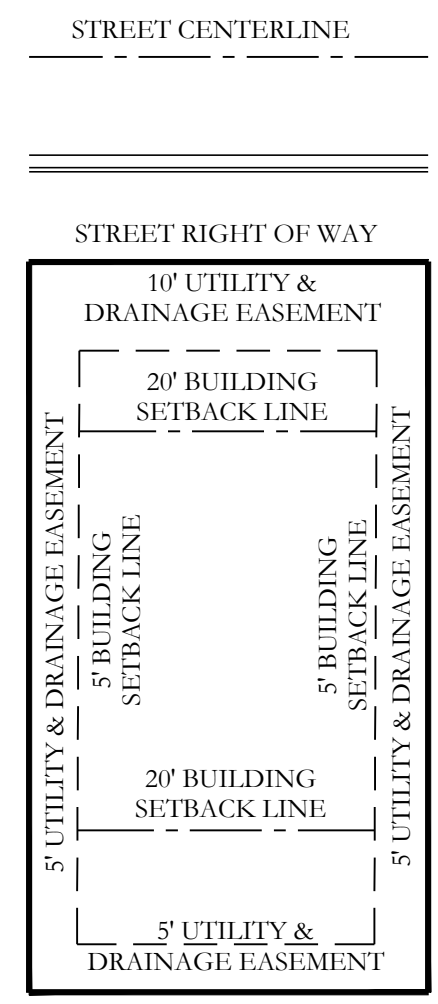


PROPERTY SPECIFICATIONS:	
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DEVELOPER/SUBDIVIDER: HERITAGE HOMES, 1285 SAMPLES ROAD, ALEXANDER, AR 72002	EXISTING ZONING: R-1 (RESIDENTIAL) NO SEWER PROPOSED ZONING: PLANNED UNIT DEVELOPMENT
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NAME OF SUBDIVISION: THE COTTAGES OF BRYANT	BUILDING SETBACKS: FRONT: 20' 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' BOC TO BOC LOT CORNERS: SET 1/2" REBAR WITH CAP
SOURCE OF TITLE: SALINE COUNTY DOCUMENT BOOK 2023 PAGE 015874	

OPEN SPACE CALCULATION	
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- LEGEND**
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  - (S) - Stop Sign
  - (H) - Street Light
  - (F) - Fire Hydrant
  - (C) - Computed point
  - (M) - Found monument
  - (D) - Set #4 RB/Plas. Cap (SID)
  - (D) - Decided
  - (M) - Measured
  - (P) - Platted

**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: 05-04-2026	C.A.D. BY: BJOHNSON	DRAWING NUMBER:
REVISED:	CHECKED BY:	26-0288
SHEET:	SCALE: 1" = 30'	
500	0	1762

125-840-12128-008  
NEW B. B. & T. LLC  
2013/09247

125-840-12128-000  
STINGER MANAGEMENT LLC

125-840-12128-000  
BRYANT CHAMBER  
OF COMMERCE

125-840-12128-000  
NORTHGATE LIMITED PARTNERSHIP  
& NORTHGATE

125-840-12128-001  
BAULING CHRISTIAN

125-840-12648-001  
CAPLE EVANS M TRUSTEE RAYMON & EVANS CAPLE REVOCAB  
275/262

NORTH REYNOLDS ROAD (60' R/W)  
MINOR ARTERIAL STREET  
PER CITY OF BRYANT MASTER STREET PLAN

125-840-14849-001  
NORTHGATE LIMITED PARTNERSHIP  
2013/016076

125-840-14849-001  
ESCH INC GENERAL PARTNERSHIP

125-840-14338-000  
LAUGHLIN GARY H  
2002/60958

125-840-14339-000  
O'REILLY AUTOMOTIVES INC  
2008/47584

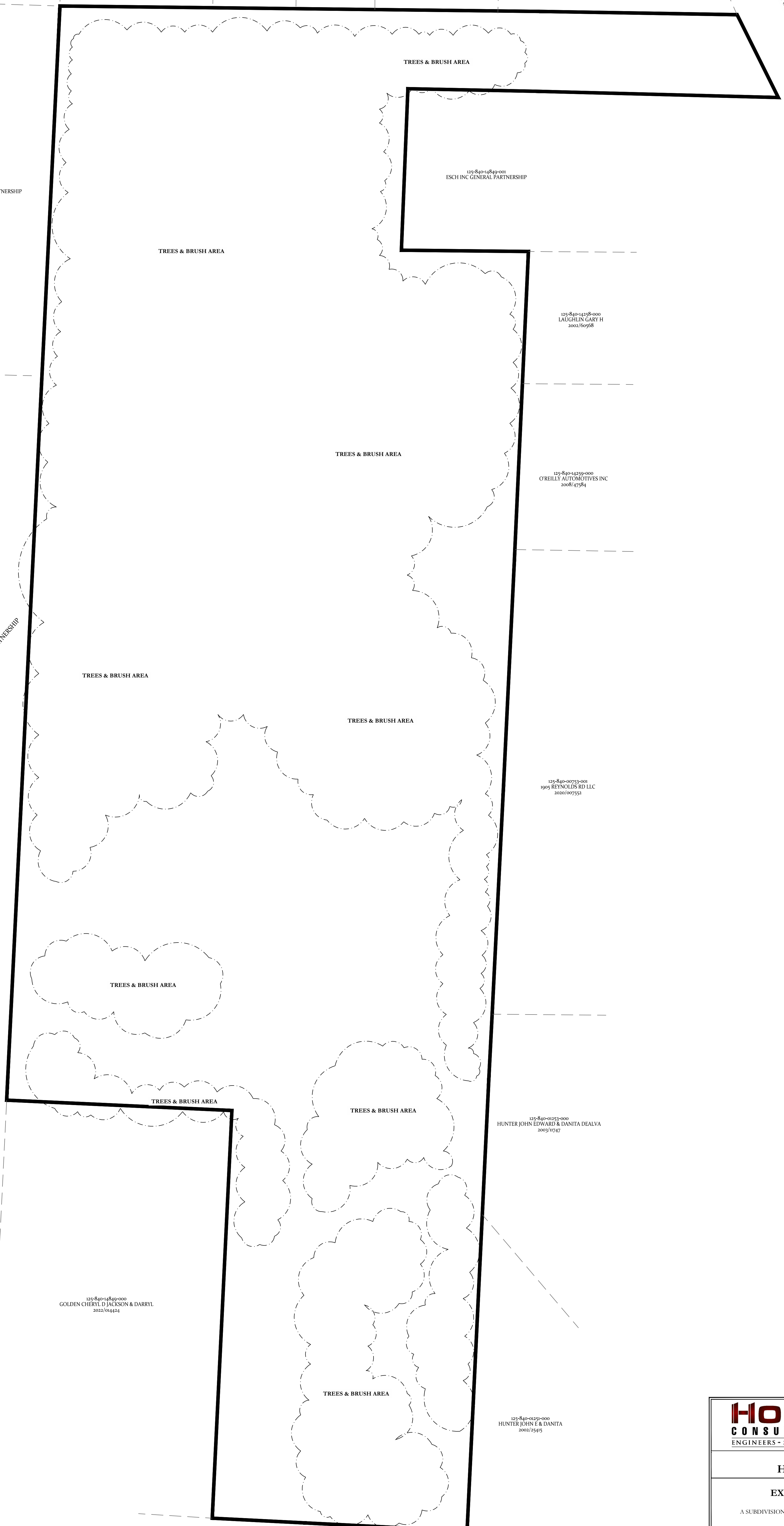
PVC THIRTY NORTH LIMITED PARTNERSHIP  
125-840-08840-000  
2011/02980

125-840-00733-001  
9905 REYNOLDS RD LLC  
2020/00733

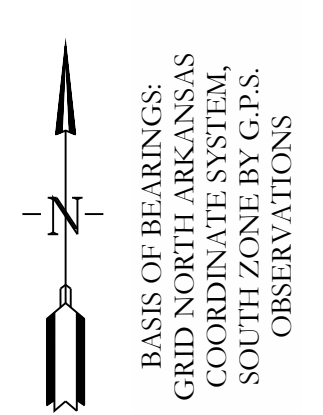
125-840-01233-000  
HUNTER JOHN EDWARD & DANITA DEALVA  
2003/1747

125-840-14849-000  
GOLDEN CHERYL D JACKSON & DARRYL  
2022/014424

125-840-01233-000  
HUNTER JOHN E & DANITA  
2002/3545

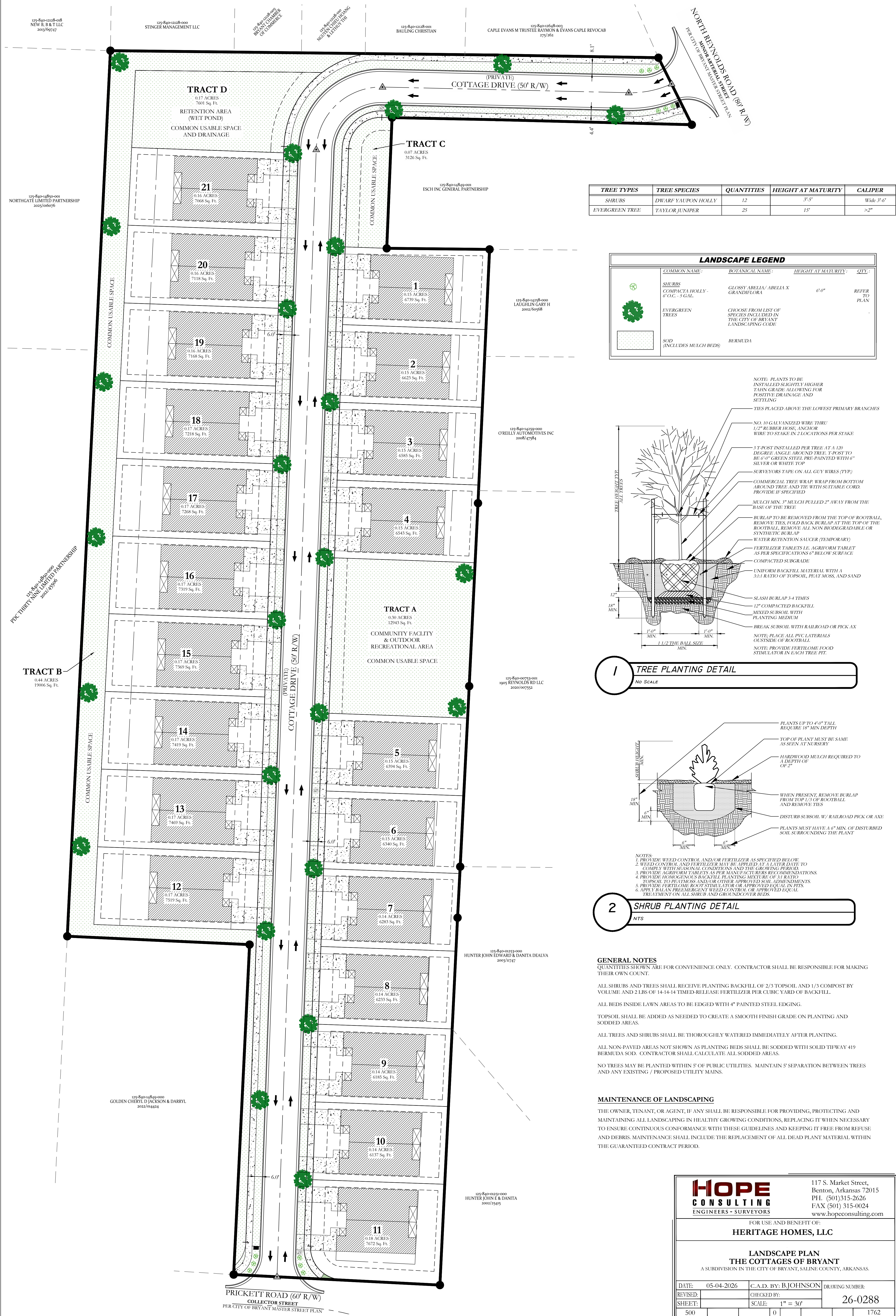


PRICKETT ROAD (60' R/W)  
COLLECTOR STREET  
PER CITY OF BRYANT MASTER STREET PLAN



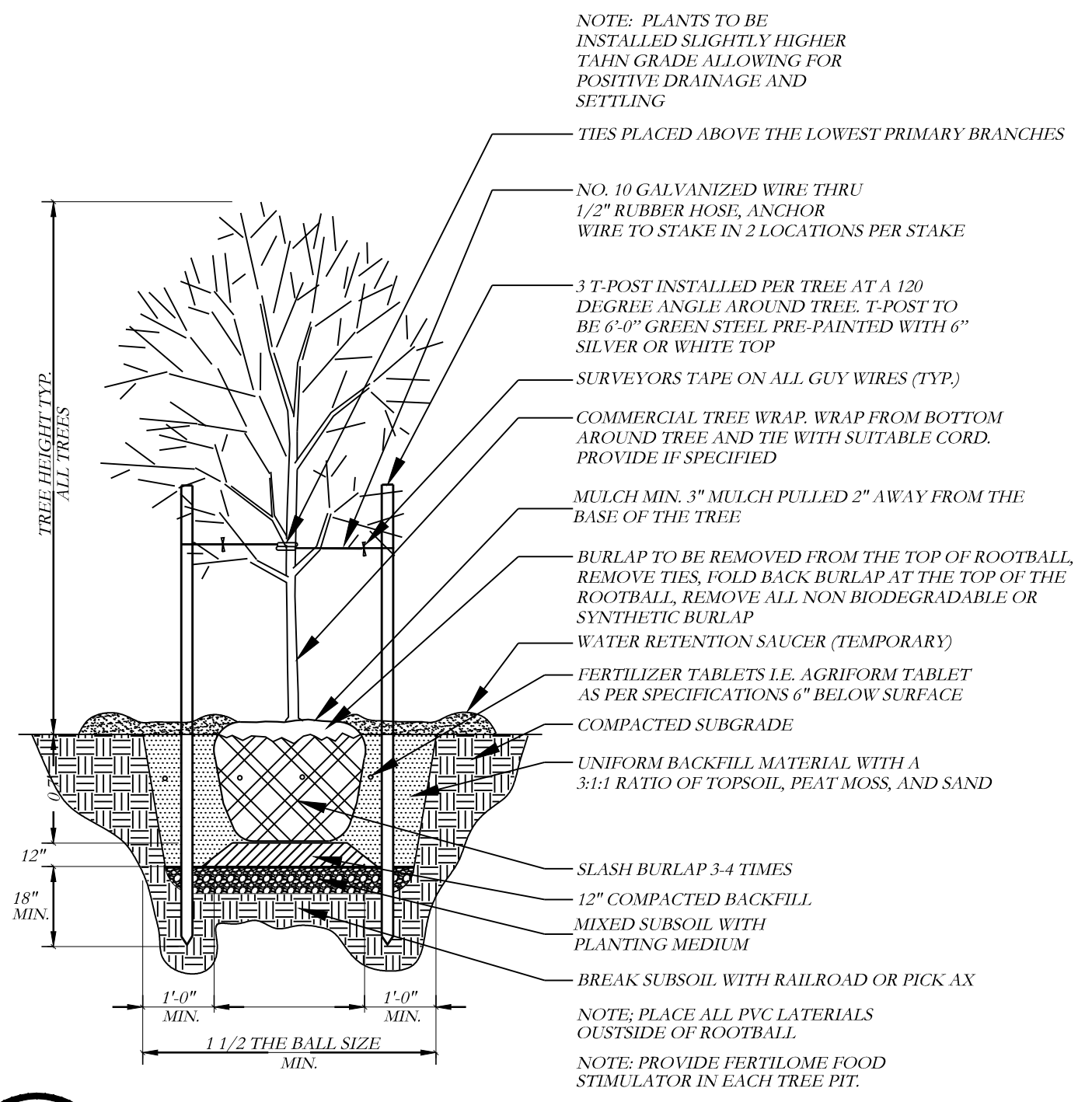
BASIS OF BEARINGS:  
GRID NORTH ARKANSAS  
COORDINATE SYSTEM  
SOUTH PLATT BY C.F.S.  
OBSERVATIONS

<b>HOPE CONSULTING</b> 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: <b>HERITAGE HOMES, LLC</b>			
EXISTING VEGETATION PLAN <b>BRYANT COTTAGES</b> A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.			
DATE:	05/04/2026	C.A.D. BY:	B. JOHNSON
REVISED:		CHECKED BY:	
SHEET:		SCALE:	1" = 30'
500		0	1762
DRAWING NUMBER:			<b>24-0427</b>

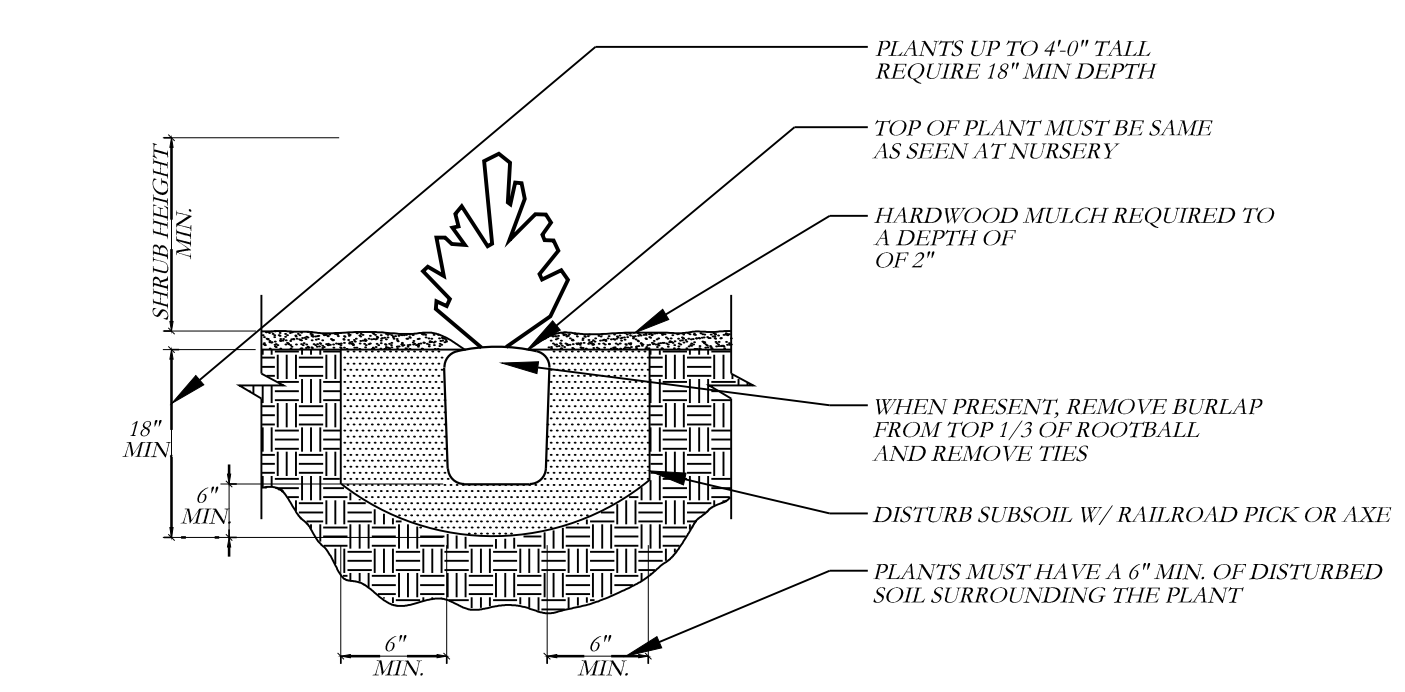


TREE TYPES	TREE SPECIES	QUANTITIES	HEIGHT AT MATURITY	CALIPER
SHRUBS	DWARF YAUPON HOLLY	12	3'-5'	Wide 3'-6'
EVERGREEN TREE	TAYLOR JUNIPER	25	15'	>2"

LANDSCAPE LEGEND			
COMMON NAME	BOTANICAL NAME	HEIGHT AT MATURITY	QTY.
SHRUBS	GLOSSY ABELIA / ABELIA X GRANDIFLORA	6'-0"	REFER TO PLAN
SHRUBS	COMPACTA HOLLY - 6" O.C. - 5 GAL.		
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\"/>

**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

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

FOR USE AND BENEFIT OF:  
**HERITAGE HOMES, LLC**

**LANDSCAPE PLAN**  
**THE COTTAGES OF BRYANT**  
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

DATE: 05-04-2026	C.A.D. BY: BJOHNSON	DRAWING NUMBER:
REVISED:	CHECKED BY:	<b>26-0288</b>
SHEET: 0	SCALE: 1" = 30'	
500	0	1762