ORDINANCE NO. 2025-___

NO. CC - 2025 - 4

AN ORDINANCE TO ESTABLISH AND LAY OFF BRYANT MUNICIPAL PROPERTY OWNERS' MULTIPURPOSE IMPROVEMENT DISTRICT NO. 137 (MIDLAND ROAD ESTATES SUBDIVISION), AND DECLARING AN EMERGENCY

WHEREAS, a Petition to form Bryant Municipal Property Owners' Multipurpose Improvement District No. 137 (Midland Road Estates Subdivision) has been filed with the Bryant City Clerk; and

WHEREAS, the City Clerk has presented the petition to the Mayor; and

WHEREAS, the Mayor has set July 29th, at 6:30 p.m. as the date and time for a hearing before the Bryant City Council for consideration of the petition; and

WHEREAS, the Bryant City Council has determined from an abstractor's certificate of property ownership that those signing the petition constitute all the owners of the real property to be located in said district; and

WHEREAS, the Arkansas Municipal Property Owners' Improvement District Law provides that if the governing body determines that all the owners of the real property to be located in the district have petitioned for the improvements, it shall then be its duty by ordinance to establish and lay off the district as defined in the petition and to appoint the commissioners named in the petition.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF BRYANT, SALINE COUNTY, ARKANSAS THAT:

Section 1. That the real property described in Exhibit "A" attached hereto and made a part hereof is hereby established and laid off as Bryant Municipal Property Owners' Multipurpose Improvement District No. 137 (Midland Road Estates Subdivision) for the purpose of constructing waterworks, sewers, and other utilities within the lands therein described, and grading, draining, paving, curbing, and laying streets and sidewalks, together with facilities related to any of the foregoing, and for all other purposes permitted by law.

Section 2. The following three individuals are hereby appointed as commissioners of said improvement district: Callie Havens, Paula Alderman, and Danielle Polk.

Section 3. The name of improvement district shall be Bryant Municipal Property Owners' Multipurpose Improvement District No. 137 (Midland Road Estates Subdivision).

Section 4. The Bryant City Council hereby determines that there is a need for additional infrastructure within the City and hereby determines that the passage of this ordinance will facilitate construction of additional infrastructure within the City. Therefore, an emergency is hereby declared to exist, and this ordinance being necessary for the public health, safety and welfare shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED this _____ day of _____, 2025.

APPROVED:

_____
Mayor, Chris Treat

ATTEST:

_____
City Clerk, Mark Smith

Doug Curtis
Saline County Clerk

FILED
SALINE COUNTY
PROBATE & COUNTY CLERK
2025 JUN -3 PM 2:56
BY:

June 3, 2025

Re: In the Matter of the Petition to Form Bryant Municipal Property Owners' Multipurpose Improvement District No. 137

Saline County Court No. CC- 2025 - 4

Honorable Chris Treat,

In accordance with Arkansas Code Annotated § 14-94-106, please find attached a Petition to Form Bryant Municipal Property Owners' Multipurpose Improvement District No. 137.

Sincerely,

Doug Curtis

Doug Curtis
Saline County Clerk

Cc: Ashley Clancey, City Attorney
Perry Young, Petitioner Counsel

FILED
SALINE COUNTY
PROBATE & COUNTY CLERK
CC2025-4
2025 MAY 20 AM 8:35
BY: AC

NOTICE

YOUR SIGNATURE HEREON SHOWS THAT YOU FAVOR THE ESTABLISHMENT OF AN IMPROVEMENT DISTRICT. IF THE DISTRICT IS FORMED, YOU MAY BE CHARGED FOR THE COSTS OF IMPROVEMENTS

PETITION TO FORM BRYANT MUNICIPAL PROPERTY OWNERS' MULTIPURPOSE IMPROVEMENT DISTRICT NO. 137

For its Petition to Form Bryant Municipal Property Owners' Multipurpose Improvement District No. 137 (Midland Road Estates Subdivision), the undersigned respectfully states:

1. Petitioner is the record title owner to all of the real property described in Exhibit "A" attached hereto and made a part hereof, as reflected in instruments filed at 2023-11121, 2023-11145, 2023-11146 and 2023-11147 in the deed records maintained by the Circuit Clerk and Ex-Officio Recorder of Saline County, Arkansas. All of the lands lie within the corporate limits of the City of Bryant, Arkansas. Please see Exhibit "B," certificate of title abstractor.

2. Petitioner desires that the real property described in Exhibit "A" attached hereto be laid off into a Municipal Property Owners' Improvement District pursuant to Ark. Code Ann. §§ 14-94-101 *et seq.* for the purpose of (a) constructing waterworks, sewers, and other utilities within the lands therein described, and (b) grading, draining, paving, curbing, and laying streets and sidewalks, together with facilities related to any of the foregoing, and for all other purposes permitted by law.

3. Petitioner names the following three individuals to be appointed as initial Commissioners of the District: Callie Havens, Paula Alderman, and Danielle Polk.

4. Petitioner proposes that the name of the District be Bryant Municipal Property Owners' Multipurpose Improvement District No. 137 (Midland Road Estates Subdivision).

5. Petitioner states that there is outstanding debt owed by Havens Developers, LLC to Peoples Bank that is secured by the Property reflected in Exhibit "A."

Wherefore, the undersigned petitions the City Council of Bryant, Arkansas, to enact an Ordinance establishing and laying off the real property described in Exhibit "A" attached hereto into the Bryant Municipal Property Owners' Multipurpose Improvement District No. 137 (Midland Road Estates Subdivision) for the purpose of constructing waterworks, sewers, and other utilities within the lands therein described, and grading, draining, paving, curbing, and laying streets and sidewalks, and pending dedication to the City of Bryant and acceptance thereby, maintenance of such improvements, and for all other purposes permitted by law, and for all other relief as to which Petitioner is entitled.

Havens Developers, LLC

By: _____

Todd Havens, Managing Member

EXHIBIT A

The South Half of the Southwest Quarter of the Northeast Quarter of Section 11, Township 1 South, Range 14 West, Saline County, Arkansas, Except 5 Acres in a Square in the Southwest Corner Thereof, Containing 15 Acres, More or Less.

The North Half of the Southwest Quarter of the Northeast Quarter of Section 11, Township 1 South, Range 14 West, Saline County, Arkansas, Containing 20 Acres, More or Less.

Part of the Southeast Quarter of the Northeast Quarter of Section 11. Township 1 South, Range 14 West, Saline County, Arkansas, Described as Follows: Commencing at the Northeast Corner and Run South 660 Feet to the Point of Beginning: Run Thence South 330 Feet; Run Thence North 87 Deg. 37 Min. 56 Sec. West 660 Feet; Run Thence North 330 Feet; Run Thence South 87 Deg. 37 Min. 58 Sec. East 660 Feet to the Point of Beginning, Containing 5 Acres, More or Less.

Part of the Southeast Quarter of the Northeast Quarter of Section 11, Township 1 South, Range 14 West, Saline County, Arkansas, Described as Follows: Commencing at the Northeast Corner and Run South 660 Feet; Run Thence North 87 Deg. 37 Min. 56 Sec. West 660 Feet to the Point of Beginning: Run Thence South 660 Feet; Run Thence North 69 Deg. 11 Min. 05 Sec. West 660 Feet; Run Thence North 660 Feet; Run Thence South 89 Deg. 11 Min. 05 Sec. East 660 Feet to the Point of Beginning, Containing 10 Acres, More or Less.

Exhibit "A"

AS DEEDED: The South Half of the Southwest Quarter of the Northeast Quarter of Section 11, Township 1 South, Range 14 West, Saline County, Arkansas, Except 5 Acres in a Square in the Southwest Corner Thereof, Containing 15 Acres, More or Less.

The North Half of the Southwest Quarter of the Northeast Quarter of Section 11, Township 1 South, Range 14 West, Saline County, Arkansas, Containing 20 Acres, More or Less.

Part of the Southeast Quarter of the Northeast Quarter of Section 11, Township 1 South, Range 14 West, Saline County, Arkansas, Described as Follows: Commencing at the Northeast Corner and Run South 660 Feet; Run Thence North 87 Deg. 37 Min. 56 Sec. West 660 Feet to the Point of Beginning: Run Thence South 660 Feet; Run Thence North 89 Deg. 11 Min. 05 Sec. West 660 Feet; Run Thence North 660 Feet; Run Thence South 89 Deg. 11 Min. 05 Sec. East 660 Feet to the Point of Beginning, Containing 10 Acres, More or Less.

And in addition:

Part of the Southeast Quarter of the Northeast Quarter of Section 11. Township 1 South, Range 14 West, Saline County, Arkansas, Described as Follows: Commencing at the Northeast Corner and Run South 660 Feet to the Point of Beginning: Run Thence South 330 Feet; Run Thence North 87 Deg. 37 Min. 56 Sec. West 660 Feet; Run Thence North 330 Feet; Run Thence South 87 Deg. 37 Min. 58 Sec. East 660 Feet to the Point of Beginning, Containing 5 Acres, More or Less.

AS SURVEYED: A Part of the SW ¼ of the NE ¼, and the SE ¼ of the NE ¼ of Section 11, Township 1 South, Range 14 West, Saline County, Arkansas; as Shown and Recorded in Saline County Book 108, Page 272; All More Particularly Described as Follows:

Beginning at a 1" Pipe Marking the Northwest Corner of Said Sw1/4, Ne1/4, of Section 11; Thence Along the North Line Thereof S 85°29'11" E A Distance of 1,329.88 Feet to a 1" Iron Rod Marking the NE Corner of Said SW 1/4, NE 1/4; Thence Along the East Line Thereof S 02°15'16" W a Distance of 656.51 Feet to a 3/8" Rebar Marking the NW Corner of the N1/2, SE 1/4, NE 1/4, of Section 11 (Ref: Survey By Williams Ps #1091); Thence Leaving Said East Line S 88°06'05" E a Distance of 660.28 Feet to a 1/2" Rebar & Cap (PS #1664); Thence Continue S 88°06'05" E a Distance of 658.28 Feet to the

Computed Location of the NE Corner of Said S1/2, SE 1/4, NE 1/4 of Section 11 (Ref: Survey By Williams Ps #1091); Thence Along the East Line Thereof S 01°20'58" W a Distance of 334.18 Feet to an Iron Spike in Midland Road; Thence Leaving Said East Line N 86°30'24" W a Distance of 662.49 Feet to a 1/2" Rebar and Cap (Ps #1664); Thence S 01°59'29" W a Distance of 315.73 Feet to a 1/2" Rebar and Cap (PS #1664) On The South Line of Said SE 1/4, NE 1/4, of Section 11; Thence Along Said South Line N 87°03'53" W a Distance of 662.97 Feet to the Computed Location of the SE Corner of Said SW 1/4, NE 1/4 of Section 11; Thence along the South Line Thereof N 87°03'53" W a Distance of 833.46 Feet to a 1/2" Rebar; Thence Leaving Said South Line N 01°23'40" E A Distance of 465.63 Feet to a 1/2" Rebar; Thence N 87°10'32" W a Distance of 469.29 Feet to a 1/2" Rebar and Cap (Ps #1664) on the West Line of Said SW 1/4, NE 1/4; Thence Along Said West Line N 00°52'05" E a Distance of 439.06 Feet to a 1/2" Rebar Marking the SW Corner of Lot 11, Wildwood Terrace Subdivision; Thence Along the South Line of Said Lot 11 N 87°36'46" W a Distance of 139.77 Feet to a 5/8" Rebar Marking the SW Corner of Said Lot 11; Thence Along the West Line of Lots 11 and 12, of Said Wildwood Terrace N 00°35'40" E a Distance of 101.78 Feet to a 5/8" Rebar Marking the NW Corner of Said Lot 12; Thence Along the North Line of Said Lot 12 S 86°40'01" E a Distance of 139.03 Feet to a 5/8" Rebar Marking the NE Corner of Said Lot 12; Thence Along the West Line of Said SW 1/4, NE 1/4, of Section 11 N 00°38'53" E a Distance of 210.07 Feet to a 1/2" Rebar Marking the SE Corner of Lot 17 of Said Wildwood Terrace Subdivision; Thence Leaving the South Line of Said Lot 17 N 86°38'57" W a Distance of 138.71 Feet to a 1/2" Iron Pipe Marking The SW Corner of Said Lot 17; Thence Along the West Lines of Lots 17 and 18 of Said Wildwood Terrace N 02°18'25" E a Distance of 99.47 Feet to a 5/8" Rebar Marking the NW Corner of Said Lot 18; Thence Along the North Line of Said Lot 18 S 86°49'52" E a Distance of 139.64 Feet to the Point of Beginning; Containing 49.133 Acres, More Or Less.

FIRST NATIONAL TITLE COMPANY
216 WEST SEVIER STREET
BENTON, AR 72015

May 16, 2025

Re: Havens Development LLC

Please be advised that Havens Development LLC, an Arkansas limited liability company, is the record owner of the land described in EXHIBIT A attached hereto and made a part hereof.

The land described herein is assessed as Saline County Tax Parcel Number 840-11633-707.

The land described herein was conveyed to the present owner by virtue of certain Warranty Deeds filed for record as Saline County Document Numbers 2023-011121, 2023-011145, 2023-011146 and 2023-011147, copies of said Warranty Deeds are attached hereto.

Also attached is a copy of the basic tax information sheet for the hereinabove described tax parcel.

The land described in EXHIBIT A is subject to a Mortgage executed by Havens Development LLC in favor of Peoples Bank.

If we can be of further assistance, please let us know.

First National Title Company

James E. Villines
Title Agent License No. 9895404
Abstractor License No. 22102

EXHIBIT "B"

HAVENS DEVELOPMENT LLC LC:RAUSCH COLEMAN HOMES LITTLE ROCK

RURAL, AR

Basic | Land | Sales | Valuation | Taxes | Receipts | Parcel Boundary

Basic Info

Parcel Number:	001-03734-000
County Name:	Saline County
Property Address:	HAVENS DEVELOPMENT LLC LC:RAUSCH COLEMAN HOMES LITTLE ROCK RURAL, AR
Mailing Address:	HAVENS DEVELOPMENT LLC 2615 N PRICKETT RD STE 5 BRYANT AR 72022
Collector's Mailing Address:	HAVENS DEVELOPMENT LLC 2615 N PRICKETT RD STE 5 BRYANT, AR 72022
Total Acres:	45.00
Timber Acres:	44.99
Sec-Twp-Rng:	11-01S-14W
Lot/Block:	/
Subdivision:	
Legal Description:	PT SW NE & PT SENE 2023-011147
School District:	250 BRYANT
Improvement Districts:	COLLEGEVILLE FIRE
Homestead Parcel?:	No
Tax Status:	Taxable
Over 65?:	No

HAVENS DEVELOPMENT LLC LC:RAUSCH COLEMAN HOMES LITTLE ROCK
MIDLAND RD
RURAL, AR

Basic | Land | Sales | Valuation | Taxes | Receipts | Parcel Boundary

Basic Info

Parcel Number:	001-03744-000
County Name:	Saline County
Property Address:	HAVENS DEVELOPMENT LLC LC:RAUSCH COLEMAN HOMES LITTLE ROCK MIDLAND RD RURAL, AR
Mailing Address:	HAVENS DEVELOPMENT LLC 2615 N PRICKETT RD STE 5 BRYANT AR 72022
Collector's Mailing Address:	HAVENS DEVELOPMENT LLC 2615 N PRICKETT RD STE 5 BRYANT, AR 72022
Total Acres:	5.00
Timber Acres:	4.47
Sec-Twp-Rng:	11-01S-14W
Lot/Block:	/
Subdivision:	
Legal Description:	PT SE NE 330'X 660' 2023-011147
School District:	250 BRYANT
Improvement Districts:	COLLEGEVILLE FIRE
Homestead Parcel?:	No
Tax Status:	Taxable
Over 65?:	No