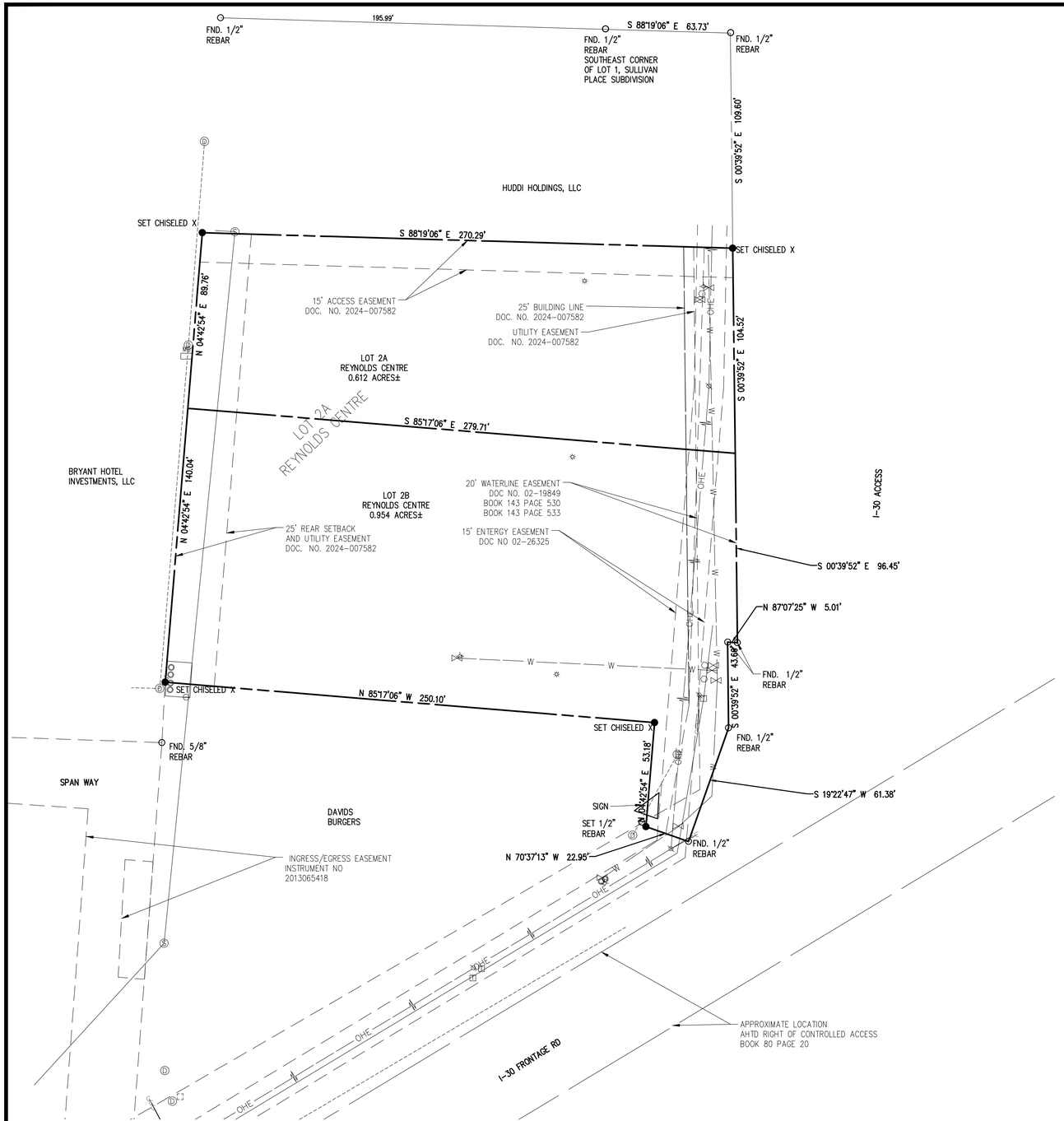


GENERAL NOTES:
1. 1/2" REBARS WITH CAP SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
2. ERROR OF CLOSURE EXCEEDS 1:30,000.
3. ALL UTILITY LOCATIONS ARE APPROXIMATE.

LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
BENCHMARK	EASEMENT
FOUND IRON PIPE/REBAR	CURB
PRIMARY CONTROL/SET MONUMENT	INTERMEDIATE CONTOUR
FOUND MONUMENT/ROW	INDEX CONTOUR
AIR CONDITIONER	SANITARY SEWER LINE (SPECIFY SIZE & TYPE)
ARV AIR RELEASE VALVE	GAS LINE
ELECTRIC BOX/PEDESTAL	WATER LINE (SPECIFY SIZE & TYPE)
ELECTRIC JUNCTION BOX	UNDERGROUND TELEPHONE
ELECTRIC METER	UNDERGROUND ELECTRIC
ELECTRIC TRANSFORMER	OVERHEAD ELECTRIC
FDC FIRE DEPARTMENT CONNECTION	UNDERGROUND TELEVISION
FH FIRE HYDRANT	OVERHEAD TELEVISION
GM GAS METER	CHAIN LINK FENCE
GV GAS VALVE	WOOD FENCE
GUARD POST	BARBED WIRE FENCE
LP LIGHT POLE	FIBER OPTIC
PP POWER POLE	RIGHT OF WAY
SANITARY MANHOLE	ROAD CENTERLINE
CO SANITARY SEWER CLEANOUT	
SIGN	
SPRINKLER HEAD	
TELEPHONE PEDESTAL	
TV PEDESTAL	
WATER FAUCET	
WM WATER METER	
WV WATER VALVE	
DOWN GUY	
STORM SEWER MANHOLE	
STORM SEWER PIPE	
DROP/CURB INLET	GRATED INLET
TREE	TREE TO BE REMOVED

LOT 2A DESCRIPTION:

A PART OF LOT 2, REYNOLDS CENTRE, TO THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE S 00°39'52" E A DISTANCE OF 104.52 FEET; THENCE N 85°17'06" W A DISTANCE OF 279.71 FEET; THENCE N 04°42'54" E A DISTANCE OF 89.76 FEET; THENCE S 88°19'06" E A DISTANCE OF 270.29 FEET TO THE POINT OF BEGINNING, CONTAINING 0.612 ACRES OR 26,667.31 SQ. FT. MORE OR LESS.

LOT 2B DESCRIPTION:

A PART OF LOT 2, REYNOLDS CENTRE, TO THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE S 00°39'52" E A DISTANCE OF 104.52 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S 00°39'52" E A DISTANCE OF 96.45 FEET; THENCE N 87°07'25" W A DISTANCE OF 5.01 FEET; THENCE S 00°39'52" E A DISTANCE OF 43.66 FEET; THENCE S 19°22'47" W A DISTANCE OF 61.38 FEET; THENCE N 70°37'13" W A DISTANCE OF 22.95 FEET; THENCE N 04°42'54" E A DISTANCE OF 53.18 FEET; THENCE N 85°17'06" W A DISTANCE OF 250.10 FEET; THENCE N 04°42'54" E A DISTANCE OF 140.04 FEET; THENCE S 85°17'06" E A DISTANCE OF 279.71 FEET TO THE POINT OF BEGINNING, CONTAINING 0.954 ACRES OR 41,574.78 SQ. FT. MORE OR LESS.

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 or do hereby lay off, plat and subdivide said real estate in accordance with the within plat.

_____ ___
DATE OF EXECUTION

Terra Reynolds, LLC.
_____

Source of Title 2025-005094

Current Zoning C3

CERTIFICATE OF RECORDING

This document, number_____, filed for record_____,
2015, in Plat Book_____, Page_____.

_____
Name(Clerk)

For Bill of Assurance see Deed Record Book_____, Page_____.

CERTIFICATE OF
ENGINEERING ACCURACY

I, TRAVIS TOLLEY, 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 LOCATIONS, 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.

_____ _____
DATE OF EXECUTION TRAVIS TOLLEY
REGISTERED PROFESSIONAL
ENGINEER NO. 14054
ARKANSAS

OWNER/ DEVELOPER
TERRA REYNOLDS, LLC.

ENGINEER/ SURVEYOR
CRAFTON, TULL & ASSOCIATES, INC.
10825 FINANCIAL CENTRE PKWY, SUITE 300
LITTLE ROCK, AR 72211
(501) 664-3245
(501) 664-6704 (FAX)

DATE OF SURVEY
AUGUST 7, 2025

ZONING
C3

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 14054
TRAVIS A. TOLLEY

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS NO. 1667
SIGNATURE
JASON H. GRAYHAM

CERTIFICATE OF SURVEYING ACCURACY

I, JASON H. GRAYHAM, 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 A COPY OF SAID BOUNDARY SURVEY HAS BEEN DULY FILED FOR RECORD AS REQUIRED.

_____ _____
DATE OF EXECUTION JASON H. GRAYHAM
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1667
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 ALL OF THE DOCUMENT IS HEREBY ACCEPTED, AND THIS CERTIFICATE EXECUTED UNDER THE AUTHORITY OF SAID RULES AND REGULATIONS.

_____ _____ _____
DATE OF EXECUTION NAME, BRYANT PLANNING
COMMISSION

GRAPHIC SCALE IN FEET
30' 0 30'

FLOOD PLAIN STATEMENT
NO PORTION OF THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS DESIGNATED BY THE FLOOD INSURANCE RATE MAP, PANEL NO. 05125C0380E, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY DATED JUNE 5, 2020.

BASIS OF BEARING: GRID NORTH, ARKANSAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (0302), DETERMINED BY GPS OBSERVATIONS. APPROXIMATE CONVERGENCE ANGLE IS , -00° 16'47.15220". DISTANCES ARE STATE PLANE GRID DISTANCES. COMBINED ADJUSTMENT FACTOR = 0.999970446.

10825 Financial Centre Parkway, Suite 300
Little Rock, Arkansas 72211
Crafton Tull
501.664.3245 t 501.664.6704 f
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:
CERTIFICATE OF AUTHORIZATION
CRAFTON, TULL & ASSOCIATES, INC. No. 109
ARKANSAS ENGINEER

LOT SPLIT OF LOT 2, REYNOLDS CENTRE ADDITION TO THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

23140 I-30 NORTH
BRYANT, ARKANSAS

Key Plan



VICINITY MAP N.T.S.

No.	Description	Date

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PROJECT NO: 24303100
ISSUE DATE: 8/13/2025
CONTACT: J GRAYHAM
QC by: L SULLIVAN
QC Date: 8/13/2025

ISSUED FOR REVIEW

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT

NOT FOR CONSTRUCTION ... REVIEW SET ... NOT FOR CONSTRUCTION ... REVIEW SET ...

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DRAWING: C:\24303100 FAXEBARTA LAKE\ROUTE\LOT SPLIT\PLOT\DWG\24303100_SUB.DWG
LAYOUT: 24X36 H (ARCH D) PLOTTED BY: JASON GRAYHAM, 8/13/2025 1:48:13 PM