GNE

3825 Mt Carmel Rd.
Bryant, AR 72022

GarNat Engineering, LLC

P.O. Box 116
Benton, AR 72018

September 9, 2025

Mr. Colton Leonard
City Planner
210 SW 3rd Street
Bryant, AR 72022

Re: Preliminary Plat – Marketplace East Phase 2

Dear Mr. Leonard:

Please allow this letter and the following list of documents to serve as my application for approval of the referenced preliminary plat. It is my desire that this matter be included on the agenda for your October 13, 2025 City of Bryant Planning Commission Meeting. The developer for the project is Bryant Realty Company, LLC, 422 North Main Street, Bryant, Arkansas 72022 (501) 840-2282.

List of Enclosures

- Preliminary Plat
- Bryant Subdivision Checklist
- Review Fees of $321.00

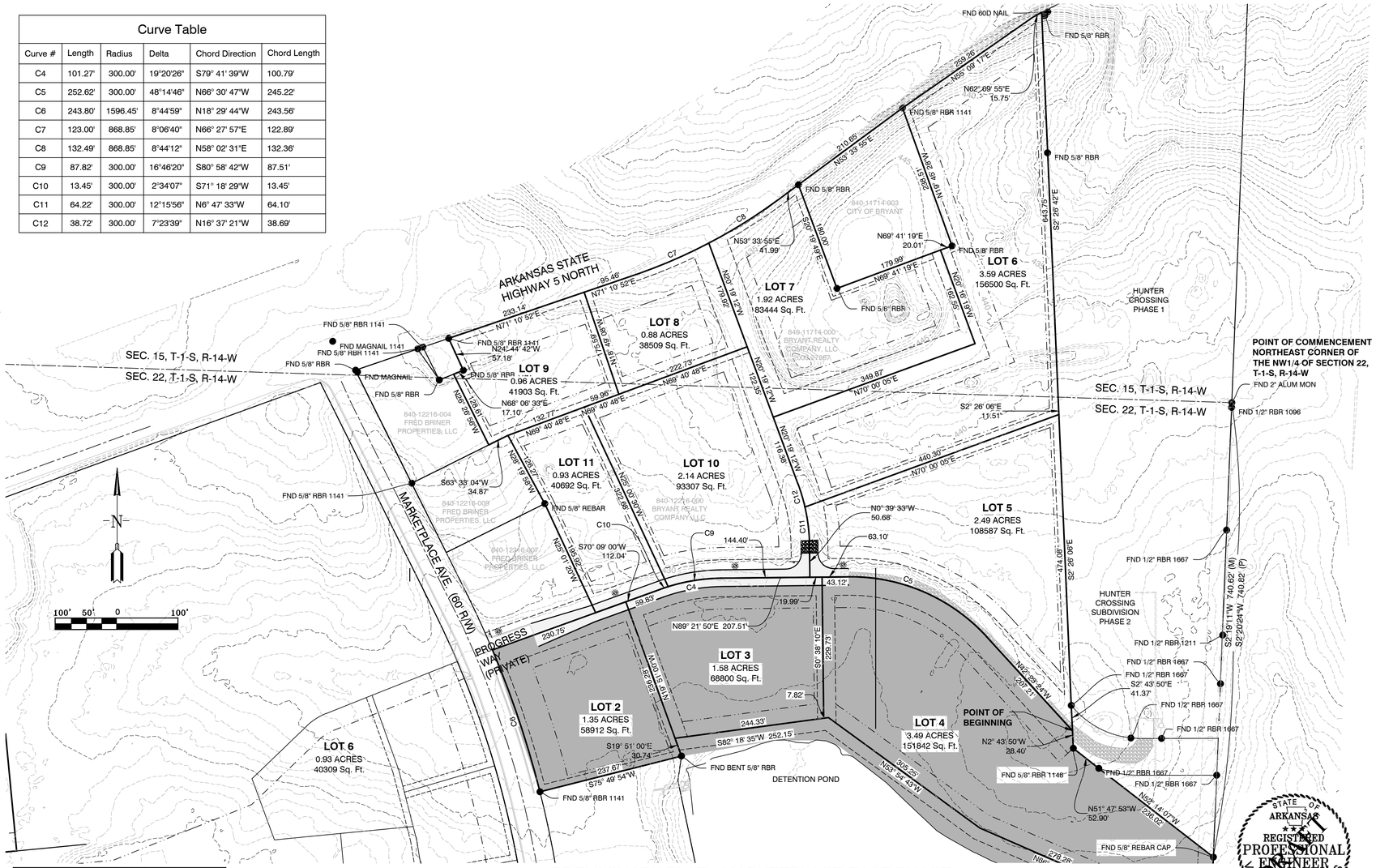
If you have questions or need any additional information, please do not hesitate to contact me.

Sincerely,
GarNat Engineering, LLC

Vernon J. Williams

Vernon J. Williams, P.E., President

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C4	101.27'	300.00'	19°20'26"	S79° 41' 39"W	100.79'
C5	252.62'	300.00'	48°14'46"	N66° 30' 47"W	245.22'
C6	243.80'	1596.45'	8°44'59"	N18° 29' 44"W	243.56'
C7	123.00'	868.85'	8°06'40"	N66° 27' 57"E	122.89'
C8	132.49'	868.85'	8°44'12"	N58° 02' 31"E	132.36'
C9	87.82'	300.00'	16°46'20"	S80° 58' 42"W	87.51'
C10	13.45'	300.00'	2°34'07"	S71° 18' 29"W	13.45'
C11	64.22'	300.00'	12°15'56"	N6° 47' 33"W	64.10'
C12	38.72'	300.00'	7°23'39"	N16° 37' 21"W	38.69'



PLAT CERTIFICATES:

OWNER:
Name: Bryant Realty Company, LLC
Address: 422 North Main Street, Benton, Arkansas 72015

DEVELOPER:
Name: Bryant Realty Company, LLC
Address: 422 North Main Street, Benton, Arkansas 72015

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 the within plat.

Date: _____ Signed: _____
Name: Fred Briner
Address: 422 North Main Street, Benton, Arkansas 72015

Source of Title Saline County: Deed Book 2000, Page 27387

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY:

I, Vernon J. Williams, 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: _____ Signed: _____
Vernon J. Williams
Registered Professional Engineer
No. 9551, Arkansas

CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY:

I, George P. Wooden, hereby certify that this proposed preliminary plat correctly represents a boundary survey made by me or under my supervision; that the boundary lines shown hereon correspond with the description in the deeds cited in the above Source of Title; and that all monuments which were found or placed on the property are correctly described and located.

Date: _____ Signed: _____
George P. Wooden
Registered Land Surveyor
No. 1573, Arkansas

CERTIFICATE OF PRELIMINARY PLAT APPROVAL:

All requirements of the City of Bryant Subdivision Rules and Regulations relative to the preparation and submittal of a Preliminary Plat having been fulfilled, approval of this plat is hereby granted, subject to further provisions of said Rules and Regulations.

Date: _____ Signed: _____
Lance Penfield, Chairman
Bryant Planning Commission

CERTIFICATE OF RECORDING:

PROPERTY SPECIFICATIONS:

ZONING CLASSIFICATION: C-2

SOURCE OF WATER: CITY OF BRYANT
SOURCE OF SEWER: CITY OF BRYANT

BUILDING SETBACKS (SB):
FRONT - 50'
REAR - 25'
SIDE INTERIOR - 15'
SIDE EXTERIOR - 15'

EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.)
FRONT, SIDE AND REAR - 10' OR AS SHOWN
INGRESS/EGRESS (I/E)
LOT CORNERS: SET #4 REBAR WITH CAP

NOTES:
1. ALL LOTS WILL HAVE SIDEWALKS. THESE WILL BE ADDED WHEN EACH SITE PLAN IS SUBMITTED FOR APPROVAL TO THE CITY OF BRYANT AND MEET BRYANT CONSTRUCTION STANDARDS.

SURVEY LEGEND

- Computed point
- Found monument
- Set #4 RB/Plas. Cap or Mag Nail with Shiner
(M)-Measured
(R)-Record
(P)-Platted

SURVEY PLAT CODE:
500-01S-14W-0-22-400-62-1573

PROGRESS WAY
STATION 1+00 - 5+27.50

TYPICAL STREET CROSS SECTION

PRELIMINARY PLAT - MARKETPLACE EAST PHASE 2
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

SUBDIVISION DESCRIPTION:

LOCATED IN THE NORTHWEST QUARTER (NW1/4) OF SECTION 22 AND THE SOUTH HALF OF THE SOUTHWEST QUARTER (S1/2 SW1/4) OF SECTION 15, ALL IN TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PRECISELY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 2" ALUMINUM CAP LOCATED AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SAID POINT ALSO BEING ON THE EAST LINE OF HUNTER CROSSING SUBDIVISION PHASE 2; THENCE S 2°19'11" W, ALONG THE EAST LINE OF SAID NW1/4 AND SAID SUBDIVISION FOR A DISTANCE OF 740.62 FEET TO A FOUND 5/8" REBAR WITH CAP LOCATED AT THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE N52°14'07"W, ALONG SOUTH LINE OF SAID SUBDIVISION, FOR A DISTANCE OF 236.02 FEET TO A FOUND 1/2" REBAR WITH CAP #1667; THENCE N51°47'53"W, CONTINUING ALONG SAID SOUTH LINE, FOR A DISTANCE OF 52.90 FEET TO A FOUND 5/8" REBAR WITH CAP #1148 LOCATED AT THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE N2°43'50"W, ALONG THE WEST LINE OF SAID SUBDIVISION, FOR A DISTANCE OF 28.40 FEET TO A POINT LOCATED IN THE CENTERLINE OF PROGRESS WAY (PRIVATE DRIVE) FOR THE **POINT OF BEGINNING**; THENCE N42°23'24"W, LEAVING SAID WEST LINE AND ALONG SAID CENTERLINE, FOR A DISTANCE OF 207.21 FEET TO A POINT; THENCE CONTINUING ALONG SAID CENTERLINE AND ALONG A CURVE TO THE LEFT WITH A RADIUS OF 300.00 FEET AND AN ARC LENGTH OF 252.62 FEET, WHOSE CHORD BEARS N66°30'47"W - 245.22 FEET TO A POINT; THENCE S89°21'50"W, CONTINUING ALONG SAID CENTERLINE, FOR A DISTANCE OF 207.51 FEET TO A POINT; THENCE CONTINUING ALONG SAID CENTERLINE AND ALONG A CURVE TO THE LEFT WITH A RADIUS OF 300.00 FEET AND AN ARC LENGTH OF 101.27 FEET, WHOSE CHORD BEARS S79°41'39"W - 100.79 FEET TO A POINT; THENCE S70°09'00"W, CONTINUING ALONG SAID CENTERLINE, FOR A DISTANCE OF 112.04 FEET TO A POINT; THENCE N25°01'20"W, LEAVING SAID CENTERLINE, FOR A DISTANCE OF 195.92 FEET TO A FOUND 5/8" REBAR; THENCE N28°19'58"W FOR A DISTANCE OF 126.27 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S63°33'04"W FOR A DISTANCE OF 34.87 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N26°26'56"W FOR A DISTANCE OF 128.61 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N68°06'39"E FOR A DISTANCE OF 17.10 FEET TO A FOUND 5/8" REBAR; THENCE N24°44'42"W FOR A DISTANCE OF 57.18 FEET TO A FOUND 5/8" REBAR WITH CAP #1141 LOCATED ON THE SOUTHEASTERLY RIGHT OF WAY OF ARKANSAS STATE HIGHWAY 5 NORTH; THENCE N71°10'52"E, CONTINUING ALONG SAID RIGHT OF WAY, FOR A DISTANCE OF 328.60 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT OF WAY AND ALONG A CURVE TO THE LEFT WITH A RADIUS OF 868.85 FEET AND AN ARC LENGTH OF 255.49 FEET, WHOSE CHORD BEARS N62°05'51"E - 254.56 FEET TO A POINT; THENCE N53°33'55"E, CONTINUING ALONG SAID RIGHT OF WAY, FOR A DISTANCE OF 41.99 FEET TO A FOUND 5/8" REBAR; THENCE S20°19'49"E, LEAVING SAID RIGHT OF WAY, FOR A DISTANCE OF 180.00 FEET TO A FOUND 5/8" REBAR; THENCE N69°41'19"E FOR A DISTANCE OF 200.00 FEET TO A FOUND 5/8" REBAR; THENCE N19°45'28"W FOR A DISTANCE OF 238.51 FEET TO A FOUND 5/8" REBAR WITH CAP #1141 LOCATED ON SAID SOUTHEASTERLY RIGHT OF WAY OF ARKANSAS STATE HIGHWAY 5 NORTH; THENCE N55°09'17"E, CONTINUING ALONG SAID RIGHT OF WAY, FOR A DISTANCE OF 259.26 FEET TO A POINT; THENCE N62°09'55"E, CONTINUING ALONG SAID RIGHT OF WAY, FOR A DISTANCE OF 15.75 FEET TO THE NORTHWEST CORNER OF HUNTER CROSSING SUBDIVISION PHASE 1; THENCE S2°26'42"E, ALONG THE WEST LINE OF SAID SUBDIVISION, FOR A DISTANCE OF 643.75 FEET TO A POINT; THENCE S2°26'06"E, CONTINUING ALONG SAID WEST LINE, FOR A DISTANCE OF 485.59 FEET TO A FOUND 1/2" REBAR WITH CAP #1667; THENCE S2°43'50"E, CONTINUING ALONG SAID WEST LINE, FOR A DISTANCE OF 41.37 FEET TO THE **POINT OF BEGINNING**, CONTAINING 12.92 ACRES MORE OR LESS.

DOCUMENTS USED:

- SURVEY BY REAL ESTATE SERVICES OF SALINE COUNTY, INC. DATED 9/11/2015 KERRY LANE PLS #1141
- SURVEY BY REAL ESTATE SERVICES OF SALINE COUNTY, INC. DATED 1/27/2009 KERRY LANE PLS #1141
- SURVEY BY REAL ESTATE SERVICES OF SALINE COUNTY, INC. DATED 4/21/2022 KERRY LANE PLS #1141
- WARRANTY DEED 2020 PAGE 006076 BRYANT REALTY COMPANY, LLC TO BRYANT REALTY COMPANY IMPROVEMENT DISTRICT NO. 26
- SPECIAL WARRANTY DEED 2000 PAGE 27387 HIGHWAY 5 INVESTMENTS, LLC TO BRYANT REALTY COMPANY, LLC
- WARRANTY DEED 2019 PAGE 004456 FRED E. BRINER TO FRED BRINER PROPERTIES, LLC
- SPECIAL WARRANTY DEED 2019 PAGE 016136 FERGUSON-BRINER, LLC TO HCII-3412 MARKET PLACE AVENUE, LLC
- WARRANTY DEED 2000 PAGE 27385 HIGHTOWER TO HIGHWAY 5 INVESTMENTS, LLC
- REVISED FINAL PLAT OF HUNTER CROSSING SUBDIVISION PHASE 1
- REVISED FINAL PLAT OF HUNTER CROSSING SUBDIVISION PHASE 2

BASIS OF BEARINGS:

BENCHMARK(S) PROVIDED ARE REBAR AND COORDINATES ON BENCHMARKS ARE NORTH AMERICAN DATUM 1983, ARKANSAS SOUTH ZONE, US SURVEY FEET, GRID COORDINATES AND ELEVATIONS ARE NAVD 1988. COORDINATES AND ELEVATIONS WERE ESTABLISHED USING GPS AND WERE PROCESSED USING THE NATIONAL GEODETIC SURVEY'S "ONLINE POSITIONING USER SERVICE" (OPUS).

CERTIFICATIONS:

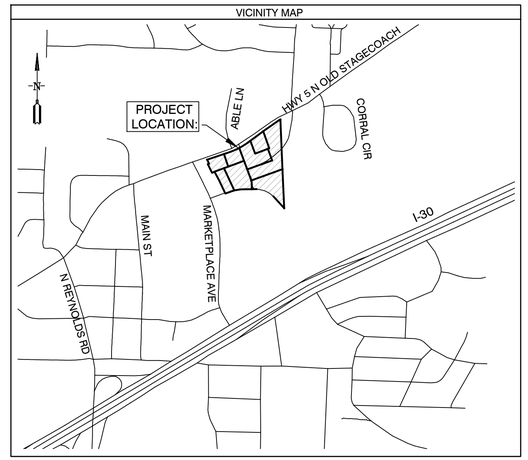
BY AFFIXING MY SEAL AND SIGNATURE, I GEORGE P. WOODEN, PS NO.1573, HEREBY CERTIFY THAT THIS DRAWING CORRECTLY DEPICTS A SURVEY COMPILED UNDER MY SUPERVISION ON JANUARY 10, 2023.

THIS SURVEY WAS BASED ON LEGAL DESCRIPTIONS AND TITLE WORK FURNISHED BY OTHERS AND DOES NOT REPRESENT A TITLE SEARCH.

THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN. THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN ZONE "X" OF THE F.E.M.A. MAP PANEL 05125C0240E EFFECTIVE DATE JUNE 05, 2020.

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER VERNON J. WILLIAMS NO. 9551
DRAFT

VICINITY MAP



REVISION	BY	DATE

GNE Designing our client's success
GarNat Engineering, LLC
P.O. Box 116
Benton, AR 72018
Ph. (501) 408-4650
3825 Mt Carmel Road
Bryant, AR 72022
garnatengineering@gmail.com

MARKETPLACE EAST PHASE 2
BRYANT REALTY COMPANY, LLC
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

STATE OF ARKANSAS REGISTERED PROFESSIONAL SURVEYOR NO. 1573 SIGNATURE GEORGE P. WOODEN
DRAFT

CONTENTS:
PRELIMINARY PLAT

PROJECT NO:
20022

DATE:
AUG. 28, 2025

SHEET NO:
V1.0

a:\Projects\2020 Projects\20022 Bert Ferguson - Marketplace East Subdivision\Drawings\CIVIL\Dwgs\20022 Bert Ferguson Marketplace East Subdivision Phase 2 - RE - Preliminary Plat 092825.dwg

Bryant Planning Commission

MARKETPLACE EAST PHASE 2

Subdivision Checklist PRELIMINARY

Approved by
Bryant Planning Commission
07/14/2003 Revised 6/18/2007

Instructions

The attached checklist must be completed by the owner and subdivision engineer and must be submitted along with the Preliminary Plat Plan and other specified documentation for review and approval by the Planning Commission. The owner may not begin developing the subdivision until the review of the Preliminary Plat plan is approved.

No changes or alterations can be made to the approved Preliminary Plat Plan without Planning Commission approval.

When all lots have been surveyed, the utilities and drainage measures are in place, and roads have been constructed, the owner and engineer will submit a Final Plat Plan for approval by the Commission. This Final Plat Plan will incorporate all approved changes and will be verified by the City Engineer. No lots will be sold or rights-of-way and easements conveyed until the Final Plat has been submitted and approved.

Fees due to City of Bryant upon submission of Preliminary Plat application

- $300.00 + $3.00 per lot - for Subdivision preliminary plat review
- $250.00 or $25.00 per lot **(whichever is greater)** - Stormwater Detention and Drainage Plan Engineering Fee
- A Surety Bond or Cashier's check in the amount of 10% of the estimated development cost must be furnished within 10 days after Preliminary Plat approval.

Fees due to Bryant Water and Sewer Department upon submission of Final Plat application

- $100 per lot - Water/Sewer Impact Fee
- $100 per Subdivision Phase - Water/Sewer Flushing Fee

Fees due to City of Bryant upon submission of Final Plat application

- $25.00 + $1.00 per lot - for Subdivision Final Plat review

City of Bryant Subdivision Checklist

Subdivision/Project Name MARKETPLACE EAST PHASE 2

Contact Person GEORGE WOODEN **Phone** (501) 408-4650

Mailing Address 3825 MT. CARMEL ROAD BRYANT, AR 72022

I. Basic Information Needed On The Plat

- ▲ 1. Name of Subdivision/Project
- ▲ 2. Current zoning C-2
- ▲ 3. Name and Address of owner of Record
- ▲ 4. Illustrate Source of Title giving deed record book and page number
- ▲ 5. Name & address of the sub-divider
- ▲ 6. Date of Survey
- ▲ 7. Vicinity map locating streets, highways, section lines, railroad, schools, & parks within ½ mile
- ▲ 8. Legal description of the property with exact boundary lines
- ▲ 9. Acreage of property
- ▲ 10. Number of Lots
- ▲ 11. Lot area in square feet
- ▲ 12. Lot lines with appropriate dimensions
- ▲ 13. Building setback lines
- ▲ 14. Preliminary Engineering certificate seal and signature on each page
- ▲ 15. Certificate of Engineering Accuracy
- ▲ 16. Certificate of Owner
- ▲ 17. Certificate of Final Plat Approval
- ▲ 18. Certificate of Recording
- ▲ 19. Show scale (not less than 1" = 100')
- ▲ 20. North Arrow
- ▲ 21. Show Title block
- ▲ 22. Show adjoining property owners
- ▲ 23. Layout of all proposed streets including traffic control devices (stop signs, speed limit, etc.)
- 24. Layout of all subdivision entrance street upgrades
- ▲ 25. Layout of all proposed alleys
- ▲ 26. Layout of all proposed sidewalk systems
- ▲ 27. Layout identifies any FEMA flood plain and flood way property within the 100-year flood elevation. (Provide Corp of Engineers 404 Permit if required)
- ▲ 28. Drainage easements for stormwater run-off and detention giving dimensions, locations, and purpose
- ▲ 29. Layout accommodates Master Street Plan segments within the boundaries
- ▲ 30. Street layout ties to existing adjoining subdivision stub-out streets and provides stub-out streets for future adjoining subdivisions.
- ▲ 31. Street width and right-of-way properly shown for each functional classification
- ▲ 32. Street centerlines showing angles of deflection, intersection, radii, length oftangents and arcs, and degree of curvature with basis of curve data
- ▲ 33. Typical cross section of streets
- ▲ 34. Location and name of existing streets
- ▲ 35. New street names that are not similar to existing street names
- ▲ 36. Show street lights
- ▲ 37. Show Fire Hydrant placement

- ▲ 38. Show and label all permanent & proposed easements
- ▲ 39. Any proposed open space must be shown
- ▲ 40. Show the direction and flow of all water courses entering the tract
- ▲ 41. Show the direction and flow of all water courses leaving the tract
- ▲ 42. The drainage area of all water courses above the points of entry.
- ▲ 43. The downstream drainage channel and drainage structures substantially impacted by the subdivision/project.
- ▲ 44. Show source of water supply
- ▲ 45. Show location of waste water connection to municipal main & sanitary sewer layout
- ▲ 46. A phasing plan outlining the boundaries for each phase

II. Additional Information Needed, But Not Necessarily On The Plat

- ▲ 47. Natural features within the proposed subdivision including drainage channels, bodies of water, wooded areas, and other significant features
- ▲ 48. Existing streets, buildings, water courses, railroads. Culverts, utilities and easement on and adjacent to the tract.
- ▲ 49. Where method of disposal of wastewater is other than connection to a public waste water system, detailed information shall accompany the plat.
- ▲ 50. Calculations and field notes, including drainage calculations along with support drawing
- 51. Stormwater detention plan approval from City Engineer (attach copy of approval)
- ▲ 52. The Certificate of Preliminary Engineering Accuracy on each set of street and drainage plans.
- ▲ 53. ADA Accessibility Standard Form completed (and attached)
- ▲ 54. A Bill of Assurance has been prepared for this subdivision (and attached)
- ▲ 55. All lots comply with minimum square footage area and minimum lot width at the front building line
- ▲ 56. Street pavement design will be as specified by City or AHTD design procedures, approved by the City Engineer.
- ▲ 57. Made the "One Call" prior to site clearance or other excavation activity

III. Preliminary Plat Attachments

(Application will not be accepted until all attachment requirements are met)

- ▲ 58. **Letter to Planning Commission** stating your request
- ▲ 59. Completed **Checklist**
- ▲ 60. **Completed agreement to provide performance assurance**
- ▲ 61. **Subdivider Performance Bond or Cashier's Check** for infrastructure installation
- ▲ 62. Landscaping plan of any proposed common open space
- ▲ 63. **Draft of Bill of Assurance** proposed for the subdivision (if applicable)
- ▲ 64. **20 copies of Preliminary Plat Plan (folded)** that includes vicinity map (minimum size 17" X 34" paper)
- ▲ 65. **Two (2) IBM compatible diskettes or CDR's** with pertinent data and Plat in CAD compatible .DXF electronic file format
- ▲ 66. Copy of **Stormwater Detention approval**
- ▲ 67. 2 copies **Plan and profile** of all streets
- ▲ 68. Receipt for **$300.00 + $3.00 per lot for preliminary Subdivision fee**
- ▲ 69. Receipt for **$250.00 or $25.00 per lot (whichever is greater) for Stormwater Detention and Drainage Plan review**
- ▲ 70. Copy of **ADEQ Stormwater Pollution Prevention Plan** for property parcel containing one acre or larger.

III. Final Plat Attachments

(Application will not be accepted until all attachment requirements are met)

- ▲ 71. **Letter to Planning Commission** stating your request
- ▲ 72. Completed **Checklist**
- ▲ 73. **20 copies of Final Plat Plan (folded)** that includes vicinity map (minimum size 17" X 34" paper)
- ▲ 74. **Two (2) IBM compatible diskettes or CDR's** with pertinent data and Plat in CAD compatible .DXF electronic file format
- ▲ 75. **Bill of Assurance** including provisions set out in Title 15 Subdivision Regulations 15.16.01
- ▲ 76. Copy of **Water & Sewer Commission approval** or....
- ▲ 77. State Health Department approval of any new water supply and/or sewage system.
- ▲ 78. **Letter submitted by a Registered Professional Engineer, certifying that all infrastructure improvements and installations have been installed** in accordance with the submitted construction plans and drawings and the standards established by the City of Bryant and are functioning properly.
- ▲ 79. Infrastructure Maintenance Bond or Cashier's check.
- ▲ 80. Check for **$25.00 + $1.00 per lot for final Subdivision fee**
- ▲ 81. Check for **Water Sewer impact fees ($100.00 Flushing Fee and $100.00 impact fee per lot)**

MARKETPLACE EAST PHASE 2
Name of Subdivision

George P. Worden
Surveyor

I HAVE COMPLIED WITH THE REQUIREMENTS LISTED ABOVE AND HAVE CHECKED ALL OF THE BOXES ON THE CHECKLIST WHICH APPLY TO THIS PROJECT SUBMITTAL.

Owner Signature

Vernon J Williams
Engineer Signature

CITY USE

Preliminary Plat Approved _____

Planning Commission Date _____

Final Plat Approved _____

Planning Commission Date _____

Proof of Recording - County _____

County Clerk _____ Date _____