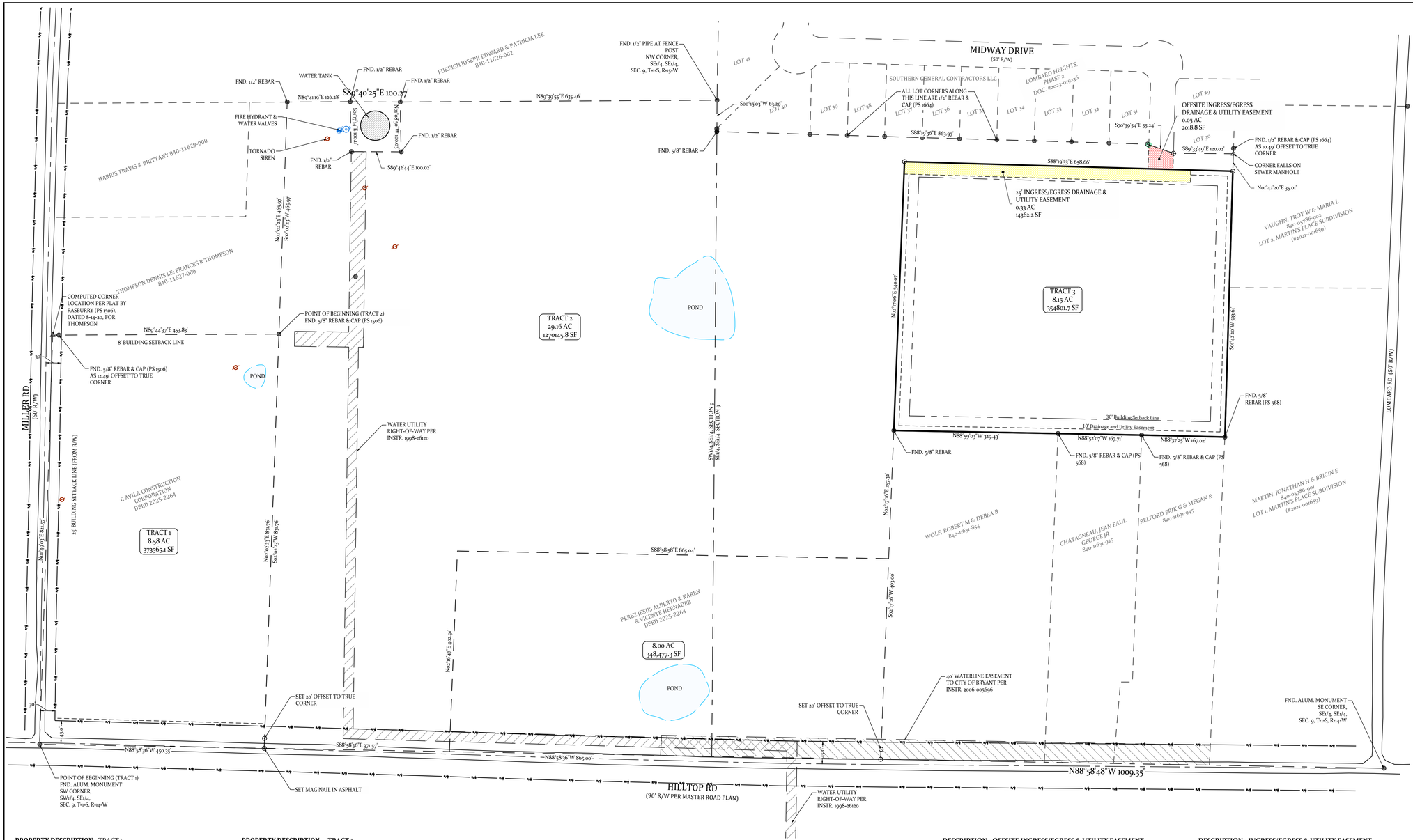
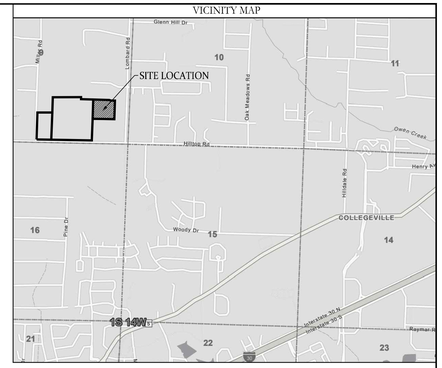


VICINITY MAP



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: _____

Address: _____

Source of Title: BOOK ____ PAGE ____

CERTIFICATE OF FINAL SURVEYING ACCURACY:

I, Corbitt 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 side as required in accord with the City of Bryant Subdivision Regulation Ordinance.

Date of Execution

Corbitt 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

Rick Johnson, Chairman
Bryant Planning Commission

PROPERTY DESCRIPTION - TRACT 3

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4, SE1/4) OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT AN ALUMINUM MONUMENT AND THE SOUTHEAST CORNER OF SAID SE1/4, SE1/4 OF SECTION 9;

THENCE NORTH 88°58'40" WEST, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 349.95 FEET TO A POINT;

THENCE NORTH 02°42'52" EAST A DISTANCE OF 659.28 FEET TO A 5/8" REBAR AND THE POINT OF BEGINNING;

THENCE NORTH 88°41'24" WEST A DISTANCE OF 167.18 FEET TO A FND. 5/8" REBAR;

THENCE NORTH 88°52'07" WEST A DISTANCE OF 167.71 FEET TO A FND. 5/8" REBAR;

THENCE NORTH 88°59'03" WEST A DISTANCE OF 329.43 FEET TO A FND. 5/8" REBAR;

THENCE NORTH 02°17'06" EAST A DISTANCE OF 540.07 FEET TO A SET 1/2" REBAR & CAP (PS 1664);

THENCE SOUTH 88°19'33" EAST A DISTANCE OF 698.67 FEET TO A SET 1/2" REBAR & CAP (PS 1664) ON THE WESTERLY LINE OF LOT 2, MARTIN'S PLACE SUBDIVISION AS FILED FOR RECORD AS SALINE COUNTY DOCUMENT 2021-001659;

THENCE SOUTH 01°41'22" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 533.61 FEET TO THE POINT OF BEGINNING; CONTAINING 354,846.8 SQUARE FEET, OR 8.15 ACRES, MORE OR LESS.

TYPICAL LOT SETBACKS:
FRONT: 25 FEET
SIDE (EXTERIOR): 15 FEET
SIDE: 8 FEET
REAR: 25 FEET

TYPICAL UTILITY & DRAINAGE EASEMENTS:
FRONT: 5 FEET
SIDE: 5 FEET
REAR: 5 FEET

PARENT RECORD PROPERTY DESCRIPTION
A PORTION OF SALINE COUNTY INSTRUMENT DEED 2020-008135

REFERENCE DOCUMENTS CITED
RECORDED SURVEY PLATS BY:
RASBURRY (PS 1506), DATED 8-14-20, FOR THOMPSON
SHAMBARGER (PS 1388), DATED 6-22-07, FOR JONES

SURVEY DETAILS AND NOTES

OWNER OF RECORD:	NXT GEN HOMES, LLC
PHYSICAL ADDRESS:	HILLTOP RD AND MILLER RD
COUNTY PARCEL TAX ID:	PART OF 840-11625-125
COUNTY PARCEL TAX ID:	840-11625-130
CURRENT ZONING:	R-2 RESIDENTIAL DISTRICT

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.

BASIS OF BEARINGS:
GRID NORTH
(NAD83, SOUTH ZONE 0502)

0 50' 100' 200'
SCALE: 1" = 100'

PROPERTY DESCRIPTION - TRACT 1

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW1/4, SE1/4) AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4, SE1/4) OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 2-1/2" ALUMINUM MONUMENT MARKING THE SOUTHWEST CORNER OF SAID SW1/4, SE1/4, OF SECTION 9;

THENCE NORTH 01°49'03" EAST ALONG THE WEST LINE THEREOF A DISTANCE OF 821.57 FEET TO POINT;

THENCE LEAVING SAID WEST LINE NORTH 89°44'37" EAST A DISTANCE OF 453.83 FEET TO A FND. 5/8" REBAR & CAP (PS 1506);

THENCE SOUTH 02°01'23" WEST A DISTANCE OF 831.76 FEET TO A MAG NAIL (PS 1664) IN HILLTOP ROAD ON THE SOUTH LINE OF SAID SW1/4, SE1/4, OF SECTION 9;

THENCE ALONG SAID SOUTH LINE NORTH 88°58'36" WEST A DISTANCE OF 450.35 FEET TO THE POINT OF BEGINNING; CONTAINING 373,565.14 SQUARE FEET, OR 8.58 ACRES, MORE OR LESS.

SUBJECT TO THE RIGHTS-OF-WAY OF MILLER ROAD AND HILLTOP ROAD.

811 Know what's below. Call before you dig.

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 # 05125C0225E , DATED: 06/05/2020 .

PROPERTY DESCRIPTION - TRACT 2

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW1/4, SE1/4) AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4, SE1/4) OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 2-1/2" ALUMINUM MONUMENT MARKING THE SOUTHWEST CORNER OF SAID SW1/4, SE1/4, OF SECTION 9;

THENCE NORTH 01°49'03" EAST ALONG THE WEST LINE THEREOF A DISTANCE OF 821.57 FEET TO POINT;

THENCE LEAVING SAID WEST LINE NORTH 89°44'37" EAST A DISTANCE OF 453.83 FEET TO A FND. 5/8" REBAR & CAP (PS 1506) AND THE POINT OF BEGINNING;

THENCE NORTH 02°02'23" EAST A DISTANCE OF 465.97 FEET TO A FND. 1/2" REBAR;

THENCE NORTH 89°41'19" EAST A DISTANCE OF 126.28 FEET TO A FND. 1/2" REBAR;

THENCE SOUTH 01°17'14" EAST A DISTANCE OF 100.11 FEET TO A FND. 1/2" REBAR;

THENCE SOUTH 89°42'44" EAST A DISTANCE OF 100.02 FEET TO A FND. 1/2" REBAR;

THENCE NORTH 01°08'50" WEST A DISTANCE OF 100.03 FEET TO A FND. 1/2" REBAR;

THENCE NORTH 89°39'55" EAST A DISTANCE OF 635.46 FEET TO A FND. 1/2" PIPE AND THE NORTHWEST CORNER OF SAID, SE1/4, SE1/4, OF SECTION 9 ON THE WEST LINE OF LOMBARD HEIGHTS SUBDIVISION, PHASE 2, AS FILED FOR RECORD AS INSTRUMENT 2023-019236;

THENCE ALONG SAID WEST LINE SOUTH 00°15'03" WEST A DISTANCE OF 63.20 FEET TO A FND. 5/8" REBAR AND THE SOUTHWESTERN-MOST CORNER OF LOT 40 OF SAID LOMBARD HEIGHTS, PHASE 2;

THENCE ALONG THE SOUTH LINE OF SAID LOMBARD HEIGHTS, PHASE 2, SOUTH 88°19'36" EAST A DISTANCE OF 863.97 FEET TO A SET 1/2" REBAR & CAP (PS 1664) ON THE SOUTH LINE OF LOT 31 OF SAID LOMBARD HEIGHTS, PHASE 2;

THENCE SOUTH 70°39'54" EAST A DISTANCE OF 55.24 FEET TO A SET 1/2" REBAR & CAP (PS 1664) AT THE SOUTHWEST CORNER OF LOT 30 OF SAID LOMBARD HEIGHTS, PHASE 2;
THENCE ALONG THE SOUTH LINE OF SAID LOT 30 SOUTH 89°33'49" EAST A DISTANCE OF 120.02 FEET TO THE SOUTHEAST CORNER THEREOF;

THENCE LEAVING SAID SOUTH LINE SOUTH 01°42'20" WEST A DISTANCE OF 568.81 FEET TO A 5/8" REBAR & CAP (PS 568);

THENCE NORTH 88°37'25" WEST A DISTANCE OF 167.02 FEET TO A FND. 5/8" REBAR & CAP (PS 568);

THENCE NORTH 88°52'07" WEST A DISTANCE OF 167.71 FEET TO A FND. 5/8" REBAR & CAP (PS 568);

THENCE NORTH 88°59'03" WEST A DISTANCE OF 329.43 FEET TO A FND. 5/8" REBAR;

THENCE SOUTH 02°17'06" WEST A DISTANCE OF 660.32 FEET TO A SET 1/2" REBAR & CAP (PS 1664) ON THE SOUTH LINE OF SAID SE1/4, SE1/4, OF SECTION 9;

THENCE ALONG SAID SOUTH LINE NORTH 88°58'36" WEST A DISTANCE OF 1,236.57 FEET TO A MAG NAIL (PS 1664) IN HILLTOP ROAD;

THENCE LEAVING SAID SOUTH LINE NORTH 02°02'23" EAST A DISTANCE OF 831.76 FEET TO THE POINT OF BEGINNING; CONTAINING 1,973,470.21 SQUARE FEET, OR 45.30 ACRES, MORE OR LESS.

SUBJECT TO THE RIGHT-OF-WAY OF HILLTOP ROAD.

SUBJECT TO A EASEMENT TO THE CITY OF BRYANT FOR WATER UTILITIES AS DESCRIBED IN SALINE COUNTY INSTRUMENT 1998-26120.

SUBJECT TO A 30 FOOT ROAD EASEMENT ALONG THE SOUTH LINE HEREIN AS DESCRIBED IN SALINE COUNTY INSTRUMENT 2006-005696.

SUBJECT TO A 40 FOOT EASEMENT TO THE CITY OF BRYANT FOR WATER UTILITIES AS DESCRIBED IN SALINE COUNTY INSTRUMENT 1999-061944.

LESS AND EXCEPT:

PROPERTY DESCRIPTION - TRACT 3

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4, SE1/4) OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM MONUMENT AND THE SOUTHEAST CORNER OF SAID SE1/4, SE1/4 OF SECTION 9; THENCE NORTH 88°58'40" WEST, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 349.95 FEET TO A POINT;

THENCE NORTH 02°42'52" EAST A DISTANCE OF 659.28 FEET TO A 5/8" REBAR AND THE POINT OF BEGINNING;

THENCE NORTH 88°41'24" WEST A DISTANCE OF 167.18 FEET TO A FND. 5/8" REBAR;

THENCE NORTH 88°52'07" WEST A DISTANCE OF 167.71 FEET TO A FND. 5/8" REBAR;

THENCE NORTH 88°59'03" WEST A DISTANCE OF 329.43 FEET TO A FND. 5/8" REBAR;

THENCE NORTH 02°17'06" EAST A DISTANCE OF 540.07 FEET TO A SET 1/2" REBAR & CAP (PS 1664);

THENCE SOUTH 88°19'33" EAST A DISTANCE OF 658.67 FEET TO A SET 1/2" REBAR & CAP (PS 1664) ON THE WESTERLY LINE OF LOT 2, MARTIN'S PLACE SUBDIVISION AS FILED FOR RECORD AS SALINE COUNTY DOCUMENT 2021-001659;

THENCE SOUTH 01°41'22" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 533.61 FEET TO THE POINT OF BEGINNING; CONTAINING 354,846.8 SQUARE FEET, OR 8.15 ACRES, MORE OR LESS.

AND

PROPERTY DESCRIPTION - DEED 2025-002264

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER;

THENCE SOUTH 88°58'58" EAST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 822.03 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 02°16'40" EAST LEAVING SAID SOUTH LINE A DISTANCE OF 403.00 FEET; THENCE SOUTH 88°58'58" EAST A DISTANCE OF 865.00 FEET;

THENCE SOUTH 02°16'40" WEST A DISTANCE OF 403.00 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER;

THENCE NORTH 88°58'58" WEST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 865.00 FEET TO THE POINT OF BEGINNING. CONTAINING 8.00 ACRES, MORE OR LESS.

SUBJECT TO THE RIGHT OF WAY OF HILLTOP ROAD.

DESCRIPTION - OFFSITE INGRESS/EGRESS & UTILITY EASEMENT

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4, SE1/4) OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT AN ALUMINUM MONUMENT AND THE SOUTHEAST CORNER OF SAID SE1/4, SE1/4 OF SECTION 9;

THENCE NORTH 88°58'40" WEST A DISTANCE OF 349.95 FEET TO A POINT;

THENCE NORTH 02°42'52" EAST A DISTANCE OF 659.28 FEET TO A POINT;

THENCE NORTH 88°41'24" WEST A DISTANCE OF 167.18 FEET TO A POINT;

THENCE NORTH 88°52'07" WEST A DISTANCE OF 167.71 FEET TO A POINT;

THENCE NORTH 88°59'03" WEST A DISTANCE OF 329.43 FEET TO A POINT;

THENCE NORTH 02°17'06" EAST A DISTANCE OF 540.07 FEET TO A 1/2" REBAR & CAP (PS 1664) AND THE POINT OF BEGINNING;

THENCE NORTH 88°19'33" EAST A DISTANCE OF 488.68 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 01°40'36" EAST A DISTANCE OF 58.34 FEET TO A POINT ON THE SOUTH LINE OF LOMBARD HEIGHTS SUBDIVISION, PHASE 2, AS FILED FOR RECORD AS SALINE COUNTY INSTRUMENT 2023-019236;

THENCE SOUTH 70°39'51" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 52.47 FEET TO A 1/2" REBAR AND THE SOUTHWEST CORNER OF LOT 30 OF SAID LOMBARD HEIGHTS SUBDIVISION, PHASE 2;

THENCE SOUTH 01°40'36" WEST, LEAVING SAID SOUTH LINE, A DISTANCE OF 32.42 FEET TO A POINT;

THENCE NORTH 88°19'33" WEST A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; CONTAINING 2088.8 SQUARE FEET, OR 0.05 ACRES, MORE OR LESS

DESCRIPTION - INGRESS/EGRESS & UTILITY EASEMENT

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4, SE1/4) OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT AN ALUMINUM MONUMENT AND THE SOUTHEAST CORNER OF SAID SE1/4, SE1/4 OF SECTION 9;

THENCE NORTH 88°58'40" WEST A DISTANCE OF 349.95 FEET TO A POINT;

THENCE NORTH 02°42'52" EAST A DISTANCE OF 659.28 FEET TO A POINT;

THENCE NORTH 88°41'24" WEST A DISTANCE OF 167.18 FEET TO A POINT;

THENCE NORTH 88°52'07" WEST A DISTANCE OF 167.71 FEET TO A POINT;

THENCE NORTH 88°59'03" WEST A DISTANCE OF 329.43 FEET TO A POINT;

THENCE NORTH 02°17'06" EAST A DISTANCE OF 540.07 FEET TO A 1/2" REBAR & CAP (PS 1664) AND THE **POINT OF BEGINNING;**

THENCE SOUTH 88°19'33" EAST A DISTANCE OF 574.36 FEET TO A POINT;

THENCE SOUTH 01°40'36" WEST A DISTANCE OF 25.00 FEET TO A POINT;

THENCE NORTH 88°19'33" WEST A DISTANCE OF 574.62 FEET TO A POINT;

THENCE NORTH 02°17'16" EAST A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; CONTAINING 14,362.2 SQUARE FEET, OR 0.33 ACRES, MORE OR LESS.

LEGEND

- PLSS Aliquot Corner	- Clean Out	- Fence
- Fnd. Corner Monument	- Water Meter	- Overhead Power
- Set 1/2" Rebar/Cap (1664)	- Power Pole	- Sewer Line
- Computed Point	- Sewer Manhole	- Water Line
(M)- As Measured	- Light Pole	- Telephone Line
(P) - Per Deed or Plat Records	- Telephone Pedestal	- Electric Line
ESMT - Easement	- Drainage Manhole	- Gas Line
B.S.L. - Building Setback Lines	- Gas Meter	

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

FOR USE AND BENEFIT OF:
JON MARTIN

TRACT 3
PART OF THE SE 1/4, SE1/4 & PART OF THE SW1/4, SE 1/4, SECTION 9, TOWNSHIP 1S, RANGE 14 W, SALINE COUNTY, ARKANSAS

DATE: 01-21-2026	CAD BY: BKJ	PROJECT NUMBER:
REVISED:	CHECKED BY:	25-1371
SHEET: 1 OF 1	SCALE: 1" = 100'	

AR STATE LAND SURVEY FILING CODE: 500 - 01S - 14W - 0 - 09 - 200 - 62 - 1664

C:\Job Projects\2025\25-1371 Jon Martin\25-1371 Jon Martin.dwg, 1/21/2026 4:48:08 PM, Brian Kelley (Last saved by BKJ), Brian Kelley (Last plotted on 1/21/2026 4:48:08 PM by Brian Kelley), Default, 1:1 (100.0000), 1:1, 1, 1,