OPEN SPACE CALCULATION

TRACT A	PARK AREA	3.76 ACRES
TRACT B	RETENTION AREA/WET PONDS	0.82 ACRES
TRACT C	GREEN SPACE	0.24 ACRES
TRACT D	GREEN SPACE	0.39 ACRES
TRACT E	GREEN SPACE	0.39 ACRES
TRACT F	RETENTION AREA/WET PONDS	0.98 ACRES
TRACT G	RETENTION AREA/WET PONDS	0.82 ACRES
TRACT H	GREEN SPACE	0.32 ACRES
	GREEN SPACE BETWEEN BOC & SIDEWALK	4.63 ACRES
	TOTAL	12.35 ACRES OR 21.25%

RESIDENTIAL DENSITY CALCULATIONS

HOUSING UNITS	231 UNITS
TOTAL DEVELOPABLE AREA	58.11 ACRES
TOTAL COMMON USABLE OPEN SPACE	12.35 ACRES
RESIDENTIAL DENSITY	231/58.11=3.98 DUA

Curve Table

Curve #	Delta	Chord B & D	Arc Length	Arc Radius
C1	90°00'00"	N44°07'12"W 35.36'	39.27'	25.00'
C2	51°54'29"	S64°55'33"W 21.88'	22.65'	25.00'
C3	13°46'58"	S45°51'47"W 12.00'	12.03'	50.00'
C4	76°02'56"	N89°13'16"W 61.60'	66.37'	50.00'
C5	77°43'04"	N12°20'16"W 62.74'	67.82'	50.00'
C6	12°23'53"	N32°43'12"E 10.80'	10.82'	50.00'
C7	51°54'29"	N12°55'54"E 21.88'	22.65'	25.00'
C8	90°00'00"	N57°59'21"W 35.36'	39.27'	25.00'
C9	51°13'46"	N51°23'49"E 21.62'	22.35'	25.00'
C10	16°03'27"	N33°48'42"E 13.97'	14.01'	50.00'
C11	73°50'08"	N78°45'30"E 60.07'	64.43'	50.00'
C12	56°13'10"	N36°12'51"W 47.12'	49.06'	50.00'
C13	46°20'35"	S15°04'01"W 39.35'	40.44'	50.00'
C14	51°13'46"	S12°33'29"W 21.62'	22.35'	25.00'
C15	44°59'26"	S35°29'04"E 38.26'	39.26'	50.00'
C16	31°08'25"	N73°32'59"W 26.84'	27.18'	50.00'
C17	90°00'00"	N45°52'48"E 35.36'	39.27'	25.00'
C18	90°00'00"	N44°07'12"W 35.36'	39.27'	25.00'
C19	6°37'44"	N85°48'20"W 8.67'	8.68'	75.00'
C20	33°15'11"	N63°51'52"W 42.92'	43.53'	75.00'
C21	34°54'55"	N31°46'49"W 45.00'	45.70'	75.00'
C22	15°12'10"	N67°43'17"W 19.84'	19.90'	75.00'
C23	90°00'00"	N44°07'12"W 35.36'	39.27'	25.00'
C24	4°05'28"	N88°56'04"E 73.53'	73.54'	1030.00'
C25	90°00'00"	N45°52'48"E 35.36'	39.27'	25.00'
C26	44°04'45"	N22°55'11"E 56.29'	57.70'	75.00'
C27	45°55'15"	N67°55'11"E 58.51'	60.11'	75.00'
C28	90°16'45"	N45°44'26"E 35.44'	39.39'	25.00'
C29	89°43'15"	N44°15'34"W 35.27'	39.15'	25.00'
C30	58°22'49"	N59°55'48"W 73.16'	76.42'	75.00'
C31	31°37'11"	N14°55'48"W 40.87'	41.39'	75.00'
C32	118°35'09"	N58°24'46"W 42.99'	51.74'	25.00'
C33	29°19'53"	S76°57'36"W 116.46'	117.74'	230.00'
C34	31°28'50"	N73°41'47"E 92.23'	93.40'	170.00'
C35	57°04'34"	N29°25'05"E 23.89'	24.90'	25.00'
C36	51°13'46"	N24°44'02"W 21.62'	22.35'	25.00'
C37	57°13'12"	N21°44'16"W 47.88'	49.93'	50.00'
C38	47°25'27"	N30°35'03"E 40.21'	41.39'	50.00'
C39	49°57'07"	N79°16'21"E 42.22'	43.59'	50.00'
C40	37°51'33"	S56°49'19"E 32.44'	33.04'	50.00'
C41	51°13'46"	S63°36'22"E 21.62'	22.35'	25.00'
C42	90°00'00"	N45°52'48"E 35.36'	39.27'	25.00'
C43	90°00'00"	N45°52'48"E 35.36'	39.27'	25.00'
C44	90°00'00"	S44°07'12"E 35.36'	39.27'	25.00'
C45	90°00'00"	S45°52'48"W 35.36'	39.27'	25.00'
C46	48°11'23"	N65°01'31"W 20.41'	21.03'	25.00'
C47	40°54'10"	N61°22'54"W 34.94'	35.69'	50.00'
C48	194°34'26"	S0°52'48"W 99.19'	169.80'	50.00'
C49	40°54'10"	N63°08'30"E 34.94'	35.69'	50.00'
C50	48°11'23"	N66°47'07"E 20.41'	21.03'	25.00'
C51	90°00'00"	S44°07'12"E 35.36'	39.27'	25.00'
C52	90°00'00"	S45°52'48"W 35.36'	39.27'	25.00'
C53	2°44'59"	S89°36'18"W 11.04'	11.04'	230.00'
C54	23°03'46"	S76°35'56"W 91.96'	92.58'	230.00'
C55	115°48'45"	N57°01'35"W 42.36'	50.53'	25.00'

Curve Table

Curve #	Delta	Chord B & D	Arc Length	Arc Radius
C56	57°04'34"	N29°25'05"E 23.89'	24.90'	25.00'
C57	8°13'30"	N62°04'07"E 24.38'	24.40'	170.00'
C58	17°35'29"	N74°58'37"E 51.99'	52.19'	170.00'
C59	7°96'27"	N87°19'35"E 21.07'	21.09'	170.00'
C60	90°00'00"	S44°07'12"E 35.36'	39.27'	25.00'
C61	90°00'00"	S45°52'48"W 35.36'	39.27'	25.00'
C62	90°00'00"	N44°07'12"W 35.36'	39.27'	25.00'
C63	90°00'00"	N45°52'48"E 35.36'	39.27'	25.00'
C64	90°00'00"	S44°07'12"E 35.36'	39.27'	25.00'
C65	90°00'00"	S45°52'48"W 35.36'	39.27'	25.00'
C66	90°00'00"	N44°07'12"W 35.36'	39.27'	25.00'
C67	38°03'56"	S70°05'14"E 48.92'	49.83'	75.00'
C68	38°03'56"	S32°01'19"E 48.92'	49.83'	75.00'
C69	45°00'00"	N35°29'21"W 38.27'	39.27'	50.00'
C70	45°00'00"	N80°29'21"W 38.27'	39.27'	50.00'
C71	45°00'00"	N68°22'48"E 38.27'	39.27'	50.00'
C72	45°00'00"	N23°22'48"E 38.27'	39.27'	50.00'
C73	33°46'10"	S74°47'27"W 115.84'	117.53'	200.00'
C74	32°55'26"	N74°25'05"E 113.35'	114.93'	200.00'
C75	4°05'28"	S88°56'04"W 71.39'	71.40'	1000.00'
C76	90°00'00"	S45°52'48"W 70.71'	78.54'	50.00'
C77	90°00'00"	N44°07'12"W 70.71'	78.54'	50.00'

Line Table

Line #	Direction	Length
L1	S57°57'22"W	62.34'
L2	S57°57'22"W	75.42'
L3	N44°07'12"W	25.00'
L4	N38°56'43"E	25.00'
L5	N32°00'39"E	25.00'

AS-SURVEYED DESCRIPTION:

PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE 1/4 NW 1/4) AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW 1/2 NE 1/2) IN SECTION 32 AND THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW 1/4 SE 1/4) IN SECTION 29, ALL IN TOWNSHIP 1 SOUTH, RANGE 14 WEST OF THE 5TH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET 1/2" REBAR WITH ALUMINUM CAP BEING THE NE CORNER OF THE NW 1/4, NE 1/4 SECTION 29 AND 34.61 FEET NORTH OF A 4 X 4 CONCRETE POST; **THENCE**, S 02° 57' 52" W, ALONG THE EAST LINE THEREOF, A DISTANCE OF 1285.53 TO A RAILROAD SPIKE FOUND AT THE SW CORNER OF THE NW 1/4 NE 1/4, SAID POINT BEING 8.11 FEET SOUTH OF AN EXISTING 1/2" REBAR;
THENCE, ALONG THE SOUTH LINE OF SAID NW 1/4 NE 1/4, N 88° 19' 44" W, A DISTANCE OF 1272.20 FEET TO AN EXISTING RAILROAD SPIKE FOUND AT THE SW CORNER OF THE NW 1/4 NE 1/4;
THENCE, ALONG THE SOUTH LINE OF THE NE 1/4 NW 1/4, N 88° 23' 01" W A DISTANCE OF 179.93 FEET TO A NAIL SET AT THE INTERSECTION OF SAID SOUTH LINE AND THE CENTERLINE OF MT. CARMEL ROAD;
THENCE, ALONG SAID CENTERLINE, N 09° 58' 11" W, A DISTANCE OF 97.38 FEET TO A POINT;
THENCE N 10° 02' 44" W, A DISTANCE OF 89.82 FEET TO A POINT;
THENCE, N 12° 47' 37" W, A DISTANCE OF 213.29 FEET TO A POINT;
THENCE, N 12° 18' 58" W, A DISTANCE OF 131.22 FEET TO A POINT;
THENCE, N 13° 09' 12" W, A DISTANCE OF 247.42 FEET TO AN EXISTING SPIKE;
THENCE, LEAVING SAID CENTERLINE, N 84° 33' 08" E, A DISTANCE OF 357.44 FEET TO A SET 1/2" REBAR (PS# 1121) POINT BEING ON THE WEST LINE OF THE NW 1/4, NE 1/4;
THENCE, N 05° 43' 37" E, A DISTANCE OF 294.27 FEET TO A 5/8" REBAR SET IN CONCRETE; THENCE, S 86° 18' 15" W, A DISTANCE OF 454.67 FEET TO A SPIKE FOUND IN THE CENTERLINE OF MT CARMEL ROAD;
THENCE, ALONG SAID CENTERLINE, N 12° 42' 57" W, A DISTANCE OF 262.83 FEET TO A SPIKE SET ON THE NORTH LINE OF THE NE 1/4 NW 1/4;
THENCE, ALONG SAID NORTH LINE, S 88° 22' 28" E, A DISTANCE OF 517.66 FEET TO A 1/2" REBAR WITH ALUMINUM CAP MARKING THE NW CORNER OF THE NW 1/4 NE 1/4;
THENCE, N 01° 22' 55" E, ALONG THE WEST LINE OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 29, A DISTANCE OF 634.28 FEET TO AN EXISTING 4" ANGLE IRON;
THENCE, S 89° 23' 57" E, A DISTANCE OF 1306.74 FEET TO A SET 1/2" REBAR WITH AN ALUMINUM CAP ON THE EAST LINE OF THE SW 1/4 SE 1/4 SECTION 29;
THENCE, ALONG SAID EAST LINE, S 02° 39' 14" W, A DISTANCE OF 657.75 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 65.32 ACRES (2,845,277 Sq Ft).

NOTES:

1. TRACT A, C, D, E, AND H WILL BE USE FOR RECREATIONAL USE AND WALKING TRAILS AND WILL BE MAINTAINED AND OWNED BY THE PROPERTY OWNERS ASSOCIATION.
2. TRACT B, F AND G WILL BE UTILIZED AS A RETENTION AREA/WET PONDS AND UTILITY EASEMENTS MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.

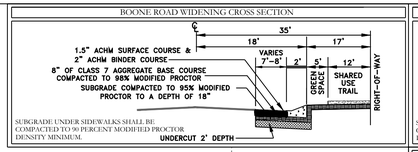
CERTIFICATE OF AUTHORIZATION HOPE CONSULTING, INC. No. 1931 ARKANSAS

STATE OF ARKANSAS LICENSED PROFESSIONAL ENGINEER KAZI TAMZIDUL ISLAM NO. 20876

REGISTERED STATE OF ARKANSAS NO. 1762 SIGNATURE JONATHAN L. HOPE PROFESSIONAL LAND SURVEYOR

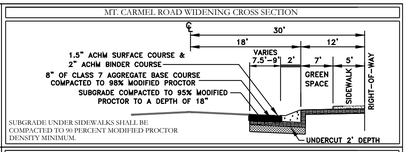


BOONE ROAD WIDENING CROSS SECTION



SUBGRADE UNDER SIDEWALKS SHALL BE COMPACTED TO 90 PERCENT MODIFIED PROCTOR DENSITY MINIMUM.

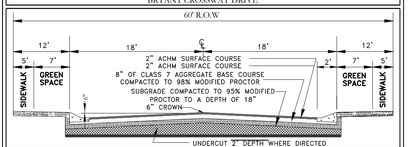
MT. CARMEL ROAD WIDENING CROSS SECTION



SUBGRADE UNDER SIDEWALKS SHALL BE COMPACTED TO 90 PERCENT MODIFIED PROCTOR DENSITY MINIMUM.

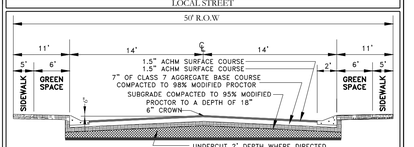
BRYANT CROSSWAY DRIVE

60' R.O.W.

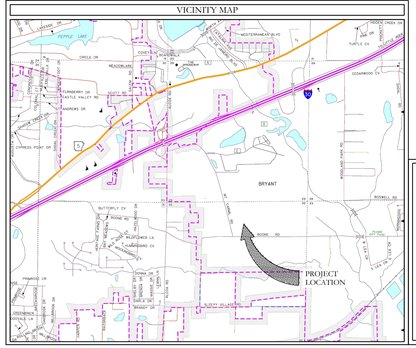


LOCAL STREET

50' R.O.W.



VICINITY MAP



LEGEND

- (P) – No Parking Sign
- – Stop Sign
- – Street light
- – Fire Hydrant
- – Computed point
- – Found monument
- – Set #4 RB/Plas. Cap (SIP)
- (D) -- Deeded
- (M) -- Measured
- (P) -- Platted

TYPICAL LOT SETBACKS & EASEMENTS NTS

CERTIFICATIONS:

OWNER:
Name: WIGGINS FAMILY REAL ESTATE HOLDINGS, LLC
Address: 17300 CHENAL PKWY, STE 105 LITTLE ROCK, AR 72223

DEVELOPER:
Name: WIGGINS FAMILY REAL ESTATE HOLDINGS, LLC
Address: 17300 CHENAL PKWY, STE 105 LITTLE ROCK, AR 72223

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: WIGGINS FAMILY REAL ESTATE HOLDINGS, LLC
Address: 17300 CHENAL PKWY, STE 105 LITTLE ROCK, AR 72223

Source of Tile: D.R. BOOK _____ PAGE _____

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. 20876

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: WIGGINS FAMILY REAL ESTATE HOLDINGS, LLC 17300 CHENAL PKWY, STE 105 LITTLE ROCK, AR 72223

DEVELOPER/ SUBDIVIDER: WIGGINS FAMILY REAL ESTATE HOLDINGS, LLC 17300 CHENAL PKWY, STE 105 LITTLE ROCK, AR 72223

ENGINEERS: HOPE CONSULTING INC. 129 S MAIN STREET BENTON, AR 72015

NAME OF SUBDIVISION: THE VILLAGES AT MAGNOLIA LANE.

SINGLE FAMILY RESIDENTIAL HOMES ONLY.

ALLOWABLE FACADE: BRICK, VINYL, GLASS & WOOD

SOURCE OF TITLE: SALINE COUNTY DOCUMENT BOOK PAGE

MIN. LOT SIZE:
NUMBER OF LOTS: 231

EXISTING ZONING: R-E (RESIDENTIAL-NO SEWER)
PROPOSED ZONING: PLANNED UNIT DEVELOPMENT

SOURCE OF WATER: CITY OF BRYANT
SOURCE OF SEWER: CITY OF BRYANT
SOURCE OF ELECTRIC: FIRST ELECTRIC COOP
SOURCE OF GAS: CENTERPOINT ENERGY

BUILDING SETBACKS:
FRONT - 25' OR AS SHOWN
REAR - 25' OR AS SHOWN
SIDE - 5' OR AS SHOWN

EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.)
FRONT - 10' OR AS SHOWN
REAR - 10' OR AS SHOWN
SIDE - 5' OR AS SHOWN

STREET RIGHT OF WAYS: 50' OR AS SHOWN
STREET WIDTH: 28' BOC TO BOC
LOT CORNERS: SET 1/2" REBAR WITH CAP

HOPE CONSULTING 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:
WIGGINS FAMILY REAL ESTATES HOLDING, LLC

PLANNED UNIT DEVELOPMENT (PUD) THE VILLAGES AT MAGNOLIA LANE

A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

DATE:	12/18/2023	C.A.D. BY: B.JOHNSON	DRAWING NUMBER:
REVISED:	01/15/2026	CHECKED BY:	21-1175
SHEET:		SCALE: 1" = 100'	

500	1S	14W	0	17	330	62	1762