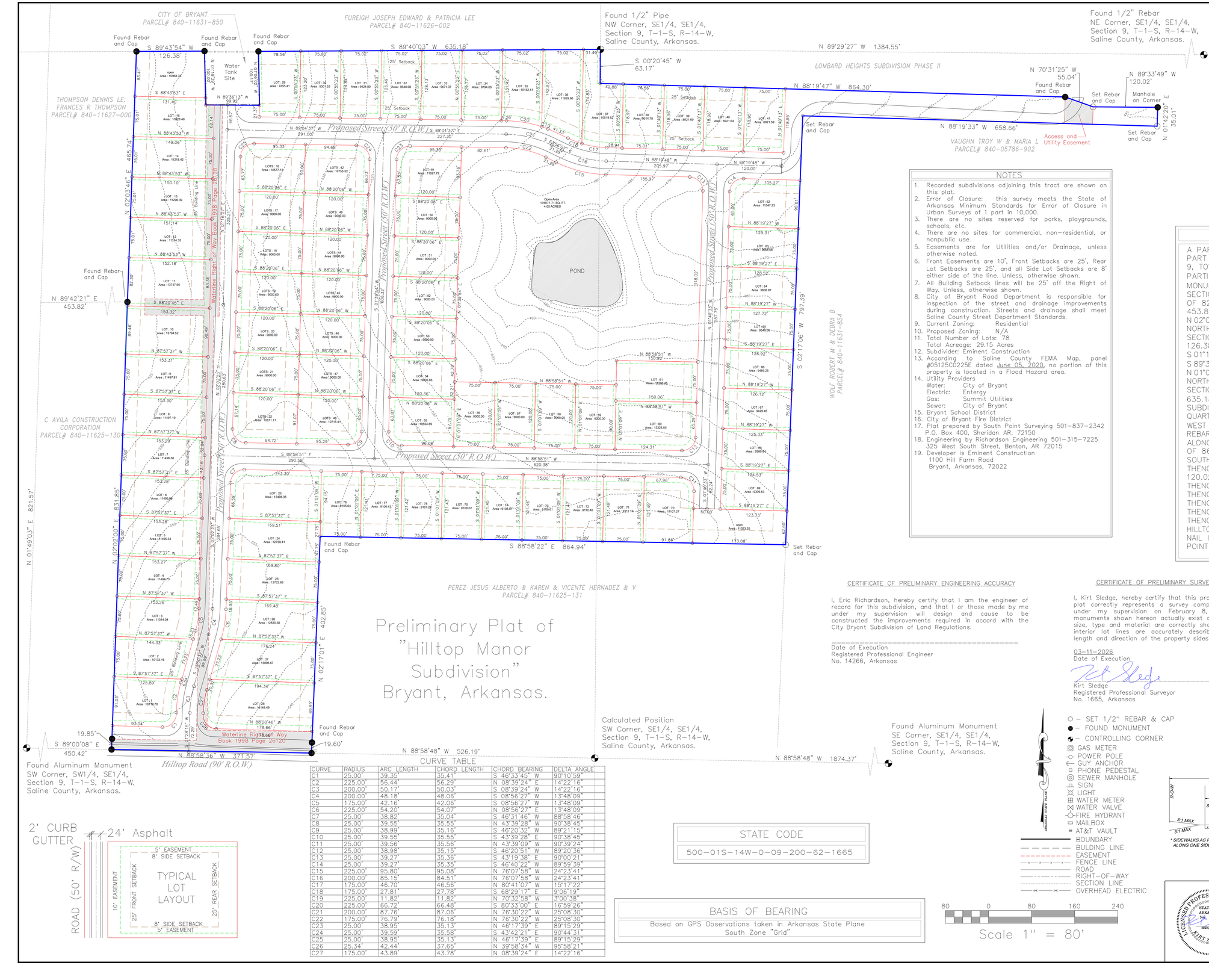


Preliminary Plat of "Hilltop Manor Subdivision" Bryant, Arkansas.

VICINITY MAP



NOTES

1. Recorded subdivisions adjoining this tract are shown on this plat.
2. Error of Closure: this survey meets the State of Arkansas Minimum Standards for Error of Closure in Urban Surveys of 1 part in 10,000.
3. There are no sites reserved for parks, playgrounds, schools, etc.
4. There are no sites for commercial, non-residential, or nonpublic use.
5. Easements are for Utilities and/or Drainage, unless otherwise noted.
6. Front Easements are 10', Front Setbacks are 25', Rear Lot Setbacks are 25', and all Side Lot Setbacks are 8' either side of the line. Unless, otherwise shown.
7. All Building Setback lines will be 25' off the Right of Way. Unless, otherwise shown.
8. City of Bryant Road Department is responsible for inspection of the street and drainage improvements during construction. Streets and drainage shall meet Saline County Street Department Standards.
9. Current Zoning: Residential
10. Proposed Zoning: N/A
11. Total Number of Lots: 78
    Total Acreage: 29.15 Acres
12. Subdivider: Eminent Construction
13. According to Saline County FEMA Map, panel #05125C0225E dated June 05, 2020, no portion of this property is located in a Flood Hazard area.
14. Utility Providers
    Water: City of Bryant
    Electric: Entergy
    Gas: Summit Utilities
    Sewer: City of Bryant
15. Bryant School District
16. City of Bryant Fire District
17. Plat prepared by South Point Surveying 501-837-2342 P.O. Box 400, Sheridan AR. 72150
18. Engineering by Richardson Engineering 501-315-7225 325 West South Street, Benton, AR 72015
19. Developer is Eminent Construction 1100 Hill Farm Road Bryant, Arkansas, 72022

SURVEY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING A FOUND 2 1/2"ALUMINUM MONUMENT ACCEPTED AS THE SOUTHWEST CORNER OF SAID SW 1/4, SE 1/4 OF SECTION 9; THENCE ALONG THE WEST LINE THEREOF N 01°49'03" E A DISTANCE OF 821.57'; THENCE LEAVING SAID WEST LINE N 89°42'21" E A DISTANCE OF 453.82' TO A FOUND REBAR AND CAP AT THE POINT OF BEGINNING; THENCE N 02°03'46" E A DISTANCE OF 465.74' TO A FOUND REBAR AND CAP ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE ALONG SAID NORTH LINE N 89°43'54" E A DISTANCE OF 126.38' TO A FOUND REBAR AND CAP; THENCE LEAVING SAID NORTH LINE S 01°18'39" E A DISTANCE OF 100.00' TO A SET REBAR AND CAP; THENCE S 89°36'13" E A DISTANCE OF 99.92' TO A FOUND 1/2" REBAR ; THENCE N 01°06'02" W A DISTANCE OF 100.17' TO A FOUND REBAR AND CAP ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE ALONG SAID NORTH LINE N 89°40'03" E A DISTANCE OF 635.18' TO A FOUND 1/2" PIPE ON THE WEST LINE OF LOMBARD HEIGHTS SUBDIVISION, ALSO ACCEPTED AS THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE ALONG THE WEST LINE THEREOF S 00°20'45" W A DISTANCE OF 63.17' TO A FOUND 1/2" REBAR AT THE SOUTHWEST CORNER OF LOMBARD HEIGHTS SUBDIVISION; THENCE ALONG THE SOUTH LINE OF SAID LOMBARD HEIGHTS S 88°19'47" E A DISTANCE OF 864.30' TO A FOUND REBAR AND CAP; THENCE CONTINUE ALONG SAID SOUTH LINE S 70°31'25" E A DISTANCE OF 55.04' TO A SET REBAR AND CAP; THENCE CONTINUE ALONG SAID SOUTH LINE S 89°33'49" E A DISTANCE OF 120.02' TO A THE SOUTHEAST CORNER OF LOMBARD HEIGHTS SUBDIVISION; THENCE S 01°42'20" W A DISTANCE OF 35.01' TO A SET REBAR AND CAP; THENCE N 88°19'33" W A DISTANCE OF 658.66' TO A SET REBAR AND CAP; THENCE S 02°17'06" E A DISTANCE OF 797.39' TO A SET REBAR AND CAP; THENCE N 88°58'22" W A DISTANCE OF 864.94' TO A FOUND REBAR AND CAP; THENCE S 02°17'01" W A DISTANCE OF 402.85' TO A FOUND MAG NAIL IN HILLTOP ROAD; THENCE N 88°58'36" W A DISTANCE OF 371.57' TO A FOUND MAG NAIL IN HILLTOP ROAD; THENCE N 02°02'00" E A DISTANCE OF 831.85' TO THE POINT OF BEGINNING CONTAINING 29.15 ACRES MORE OR LESS.

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY

I, Eric Richardson, hereby certify that I am the engineer of record for this subdivision, and that I or those made by me under my supervision will design and cause to be constructed the improvements required in accord with the City Bryant Subdivision of Land Regulations.

_____
Date of Execution
Registered Professional Engineer
No. 14266, Arkansas

CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY

I, Kirt Sledge, hereby certify that this proposed preliminary plat correctly represents a survey completed by me, or under my supervision on February 6, 2026, 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.

03-11-2026
Date of Execution

Kirt Sledge
Registered Professional Surveyor
No. 1665, Arkansas

CERTIFICATE OF PROPERTY OWNERSHIP

I, _____, hereby certify that the deed records in the office of the Circuit Clerk and Ex-Officio Recorder of Saline County Arkansas reflect that NXT GEN Homes is the record title owner of real property more particularly described herein on plat, dated this ___ day of _____, 2026

Signed_____

Licensed Abstractor No_____
or Attorney Bar No_____

CERTIFICATE OF PRELIMINARY PLAT APPROVAL

All requirements of the City of Bryant Subdivision of Land 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 regulations.

This Certificate shall expire Date_____

Signed_____
Date of Execution Name, Chairman
Bryant Planning Commission

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.35'	35.41'	S 46°33'45" W	90°10'59"
C2	225.00'	56.44'	56.29'	N 08°39'24" E	14°22'16"
C3	200.00'	50.17'	50.03'	S 08°39'24" W	14°22'16"
C4	200.00'	48.18'	48.06'	S 08°56'27" W	13°48'09"
C5	175.00'	42.16'	42.06'	S 08°56'27" W	13°48'09"
C6	225.00'	54.20'	54.07'	N 08°56'27" E	13°48'09"
C7	25.00'	38.82'	35.04'	S 46°31'46" W	88°58'46"
C8	25.00'	39.56'	35.55'	N 43°59'28" W	90°38'45"
C9	25.00'	38.99'	35.16'	S 46°20'32" W	89°21'15"
C10	25.00'	39.55'	35.55'	S 43°39'28" E	90°38'45"
C11	25.00'	39.56'	35.56'	N 43°39'09" W	90°39'24"
C12	25.00'	38.98'	35.15'	S 46°20'51" W	89°20'36"
C13	25.00'	39.27'	35.36'	S 43°19'38" E	90°00'21"
C14	25.00'	39.27'	35.35'	S 46°40'22" W	89°59'39"
C15	225.00'	95.80'	95.08'	N 76°07'58" W	24°23'41"
C16	200.00'	85.15'	84.51'	N 76°07'58" W	24°23'41"
C17	175.00'	46.70'	46.56'	N 80°41'07" W	15°17'22"
C18	175.00'	27.81'	27.78'	S 68°29'17" E	9°06'19"
C19	225.00'	11.82'	11.82'	N 70°32'58" W	3°00'38"
C20	225.00'	66.72'	66.48'	S 80°33'00" E	16°59'26"
C21	200.00'	87.76'	87.06'	N 76°30'22" W	25°08'30"
C22	175.00'	76.79'	76.18'	N 76°30'22" W	25°08'30"
C23	25.00'	38.95'	35.13'	N 46°17'39" E	89°15'29"
C24	25.00'	39.59'	35.58'	S 43°42'21" E	90°44'31"
C25	25.00'	38.95'	35.13'	N 46°17'39" E	89°15'29"
C26	25.34'	42.44'	37.65'	N 39°58'34" W	95°58'21"
C27	175.00'	43.89'	43.78'	N 08°39'24" E	14°22'16"

STATE CODE

500-01S-14W-0-09-200-62-1665

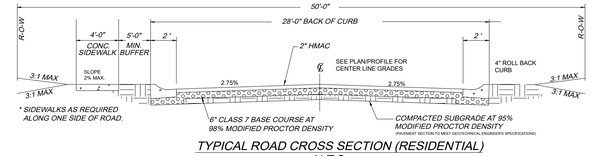
BASIS OF BEARING

Based on GPS Observations taken in Arkansas State Plane South Zone "Grid"

LEGEND

- ○ – SET 1/2" REBAR & CAP
- ● – FOUND MONUMENT
- ◔ – CONTROLLING CORNER
- GAS METER
- POWER POLE
- GUY ANCHOR
- PHONE PEDESTAL
- SEWER MANHOLE
- SIGN
- LIGHT
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- MAILBOX
- AT&T VAULT
- BOUNDARY
- BULDING LINE
- EASEMENT
- FENCE LINE
- ROAD
- RIGHT-OF-WAY
- SECTION LINE
- OVERHEAD ELECTRIC

80 0 80 160 240
Scale 1" = 80'



TYPICAL ROAD CROSS SECTION (RESIDENTIAL)
N.T.S.

LICENSED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
No. 1665
SIGNATURE
KIRT SLEDGE

CERTIFICATE OF AUTHORIZATION
SOUTH POINT SURVEYING
No. 2408
ARKANSAS

SOUTH POINT SURVEYING, PLLC
P.O. Box 400 Sheridan, AR 72150
southpointsurveying@yahoo.com
501-285-5958 501-837-2342

Drawing:	Date:	Page:	Drawn by:
1S14WSEC9HILLTOP	3/11/26	1 OF 1	MO

HILLTOP MANOR PRELIMINARY PLAT
BRYANT , ARKANSAS